





Neslam Bridge Bungalow, Sempringham Fen Sleaford NG34 0NH



# welcome to

# Neslam Bridge Bungalow, Sempringham Fen Sleaford

Detached bungalow situated in a rural position with no immediate neighbours & approximately 2.5 acres. Open plan kitchen living area, lounge, study & utility. Family shower room & separate WC. Ample parking, detached timber workshop, four stables, two paddocks & formal gardens.













#### **Entrance Hall**

Having access to loft.

#### **Kitchen Diner**

18' 3" x 25' 3" ( 5.56m x 7.70m )

Fitted with a range of wall and base units with work surfacing, one and a half bowl stainless steel sink, space for an electric oven, space for fridge freezer, built in pantry cupboard and integrated Rayburn Aga, which is used for cooking and to heat water. The dining area has a vaulted ceiling with skylight windows.

## **Utility Room**

12' 8" x 8' 6" ( 3.86m x 2.59m )

Fitted with a Belfast style sink, plumbing for washing machine, space for a further appliance and tiled flooring.

#### **Shower Room**

Fitted with a corner shower cubicle with electric shower, pedestal wash hand basin and WC.

#### Lounge

14' 11" x 11' 11" ( 4.55m x 3.63m )

There is a bay window with French doors to the garden.

## Study

4' 11" x 9' 11" ( 1.50m x 3.02m )

Formerly the bathroom with drainage still in place. There is a built in airing cupboard with shelving

#### Cloakroom

2' 11" x 4' 7" ( 0.89m x 1.40m )

Fitted with a wash hand basin and WC.

#### **Bedroom One**

10' 5" x 13' 4" ( 3.17m x 4.06m )

#### **Bedroom Two**

9' 4" x 11' 10" ( 2.84m x 3.61m )

#### **Bedroom Three**

8' 6" x 11' 10" ( 2.59m x 3.61m )

#### **Outside Front**

There is off road parking for several vehicles, double gates which lead to the front and side garden.

#### **Rear Garden**

The garden is enclosed with hedging with a formal lawned garden, concrete base, which was previously part of a garage, 2 paddocks, 4 stables (12' x 12') with water and electric, 1 storage room, timber built shed/workshop. Total of approximately 2.5 acres.





#### welcome to

# Neslam Bridge Bungalow, Sempringham Fen Sleaford

- Three double bedroom detached bungalow
- Open plan kitchen living area, lounge & study
- Family shower room & separate WC
- Approximately 2.5 acres & stables
- Rural location with no immediate neighbours

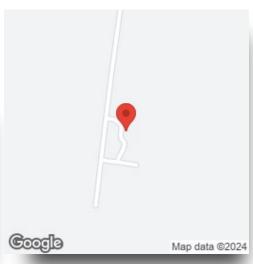
Tenure: Freehold EPC Rating: D

# £450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH111622



Property Ref: SNH111622 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk