



West Cottage Aveland Way, Aslackby Sleaford NG34 0HG

welcome to

West Cottage Aveland Way, Aslackby Sleaford

Situated in the beautiful sought after village of Aslackby, is this detached cottage, which comes with characterful features throughout and scenic views around the properties generous gardens and paddocks. Equipped with stables, workshops and outbuildings this property is not one to miss.



Entrance Hall

Being approached via a door from the front with stairs rising to the first floor.

Dining Room

11' 10" x 11' 10" (3.61m x 3.61m)

Featuring a fireplace with log burner, exposed stone wall and window to the front.

Kitchen

13' 1" x 7' 10" (3.99m x 2.39m)

Fitted with a range of wall and base units with wooden work surfaces, Belfast style sink with mixer tap, integrated dishwasher, space for a Rangemaster Agra, space for fridge freezer, exposed stone wall, radiator, two windows to the rear and further window to the:

Utility / Boot Room

13' 1" x 7' 10" (3.99m x 2.39m)

There is plumbing for washing machine, two windows to the side, door to the side and further double doors to the rear garden.

Lounge

12' x 12' (3.66m x 3.66m)

Featuring a fireplace with log burner and surround, TV point, telephone point, exposed stone wall, storage cupboard and window to the front.

Ground Floor Bathroom

11' x 7' 1" (3.35m x 2.16m)

Fitted with a freestanding bath, wash hand basin, WC, radiator and window to the side.

First Floor Landing

Bedroom One

12' x 13' 1" (3.66m x 3.99m)

There is a built-in cupboard, radiator, exposed stone wall and window to the front.

Bedroom Two

11' 11" x 12' (3.63m x 3.66m)

Having a fireplace, radiator, exposed stone wall and window to the front.

Bedroom Three

8' 1" x 16' (2.46m x 4.88m)

There is a radiator, exposed stone wall and window to the rear.

WC

Fitted with a pedestal wash hand basin with mixer tap, WC, heated towel rail and window to the side.

Outside Front

There is hedging to the front and access to the side and rear gardens.

Gardens

There is approximately 3 acres which includes a vegetable garden, wooden shed, garden storage, two car ports, 9 outbuildings and 4 stables.

Agents Note

The current owner has advised that there has been a new oil boiler fitted.



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welcome to

West Cottage Aveland Way, Aslackby Sleaford

- Characterful detached cottage
- Sought after village location
- Generous outdoor space/outbuildings
- Ample parking
- Equestrian facilities

Tenure: Freehold EPC Rating: E

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111980 - 0003

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