



Station Road, Screddington Sleaford NG34 0AB

welcome to

Station Road, Screddington Sleaford

100 year old cottage in a semi-rural location, with private south-west facing garden, block paved driveway for five vehicles and detached garage. Drenched in character, the cottage is immaculately presented throughout and offers spacious living accommodation, Viewing is highly recommended.



Entrance Hall

Having a door at the side, radiator and window.

Reception Room

15' 1" max x 11' 5" max (4.60m max x 3.48m max)

There is a radiator, TV point, wine rack, stairs rising to the first floor and bay window.

Kitchen Diner

27' 1" x 8' 8" (8.26m x 2.64m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink, built-in oven, hob, extractor, breakfast bar, integrated appliances to include a fridge freezer & dishwasher. There is laminate flooring, radiator, two windows, patio doors to the conservatory and door to the:

Utility / Boot Room

11' 1" x 7' 10" (3.38m x 2.39m)

Having wall and base units with work surfacing, further built-in storage cupboards, radiator, plumbing for washing machine, space for further appliance, boiler, windows and door.

WC

Fitted with a wash hand basin, WC, radiator and window.

Conservatory

9' 11" x 9' 1" (3.02m x 2.77m)

There are windows to three sides and patio doors to the garden.

Lounge

13' 3" x 11' 6" (4.04m x 3.51m)

Featuring a log burner, radiator and bay window.

Upstairs Landing Corridor

11' 2" x 2' 9" (3.40m x 0.84m)

Providing access to all bedrooms, shower room and a small loft access.

Bedroom One

11' 9" x 11' 7" (3.58m x 3.53m)

There is a radiator and window.

Bedroom Two

11' 7" x 11' 7" max (3.53m x 3.53m max)

Having a built-in cupboard, radiator and window.

Bedroom Three

8' 8" x 8' 7" (2.64m x 2.62m)

There is a radiator and window.

Bedroom Four

8' 11" x 7' 2" (2.72m x 2.18m)

Having a radiator and window.

Shower Room

10' x 5' 7" (3.05m x 1.70m)

Fitted with a walk-in shower, wash hand basin with storage below, WC, towel rail, tiled walls and window.

Outside Front

To the front of the property there is gated access to a block paved driveway providing parking for several vehicles leading to the garage and hedging.

Garden

The enclosed wraparound garden has an allotment area to the rear, potting shed, whilst the south facing garden is to the side with a lawn and mature shrubs. There is a 2500 litre oil tank.

Large Garage

18' 2" x 13' 4" (5.54m x 4.06m)

Having electric door, built-in bench and shelving.



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welcome to

Station Road, Screddington Sleaford

- 100 year old cottage modernised throughout
- Large block paved driveway for up to five vehicles
- Detached large 1.5 car width garage
- Four good sized double bedrooms with field views
- Large south facing private garden
- No onward chain

Tenure: Freehold EPC Rating: E

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112077 - 0003

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