



**Station Road, Screddington Sleaford NG34 0AB**



**welcome to**

**Station Road, Screddington Sleaford**

A 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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## **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

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112077 - 0007

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