



Southgate Spinneys, South
Rauceby
£335,000



- Renovation Project
- Sought After Location
- Envable Plot
- Detached Bungalow

- Four Bedrooms
- Lounge/Diner
- Freehold
- EPC rating E



****RENOVATION**

PROJECT**

****SOUGHT**

AFTER

LOCATION**

Newton Fallowell are excited to present to market this Four Bedroom Detached Bungalow on the sought after Southgate Spinneys estate in South Rauceby. Offering excellent potential, a viewing is highly recommended to fully appreciate the plot size and location on offer.

Entrance Hall

With part glazed door to front.

Lounge Diner

Having a feature brick fire place with log burner, sliding doors to garden, TV point, BT point, opening to Dining area with large window to front aspect.

Kitchen

2.99m x 2.99m (9.8ft x 9.8ft)

Having a range of base and eye level units with central island, sink with drainer and mixer tap, space for freestanding electric oven, space for fridge freezer, space and plumbing for washing machine and windows to front and side aspect.

WC

With low level wc, corner hand wash basin and extractor fan.



Bedroom One

3.83m x 3.14m (12.6ft x 10.3ft)

With media unit, stairs leading to loft space, French doors to side and window to front aspect.

En Suite

Having double walk in electric shower cubicle, hand wash basin set in vanity unit with cupboards under, low level wc, extractor fan, chrome heated towel rail and window to side aspect.

Bedroom Two

3.15m x 2.74m (10.3ft x 9ft)

With TV point and window to rear aspect.

Bedroom Three

3.02m x 3.04m (9.9ft x 10ft)

With TV point and window to rear aspect.

Bedroom Four

2.33m x 3.14m (7.6ft x 10.3ft)

With window to rear aspect.

Outside

The front of the property is approached by a single track shared gravel driveway, further concrete area providing parking, further area laid to lawn with trees and shrubbery. The private west facing rear garden is again laid to lawn with patio area, surrounded by trees and shrubbery with timber shed to side.

Agents Notes

Please note this property currently does not have any heating. The property does have electric and water with mains drainage.



Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

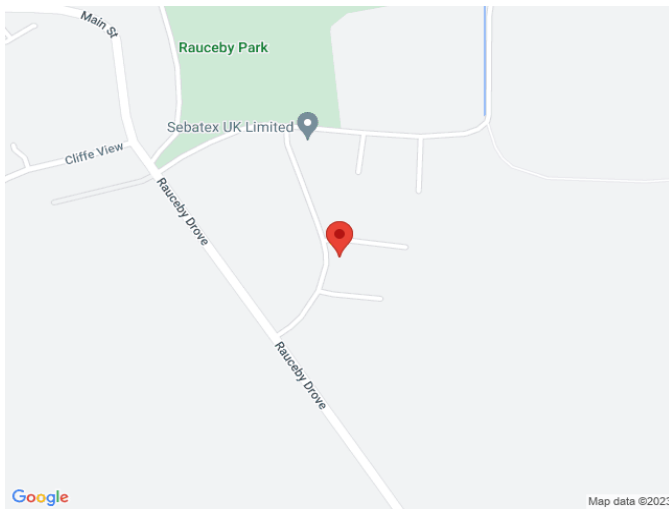
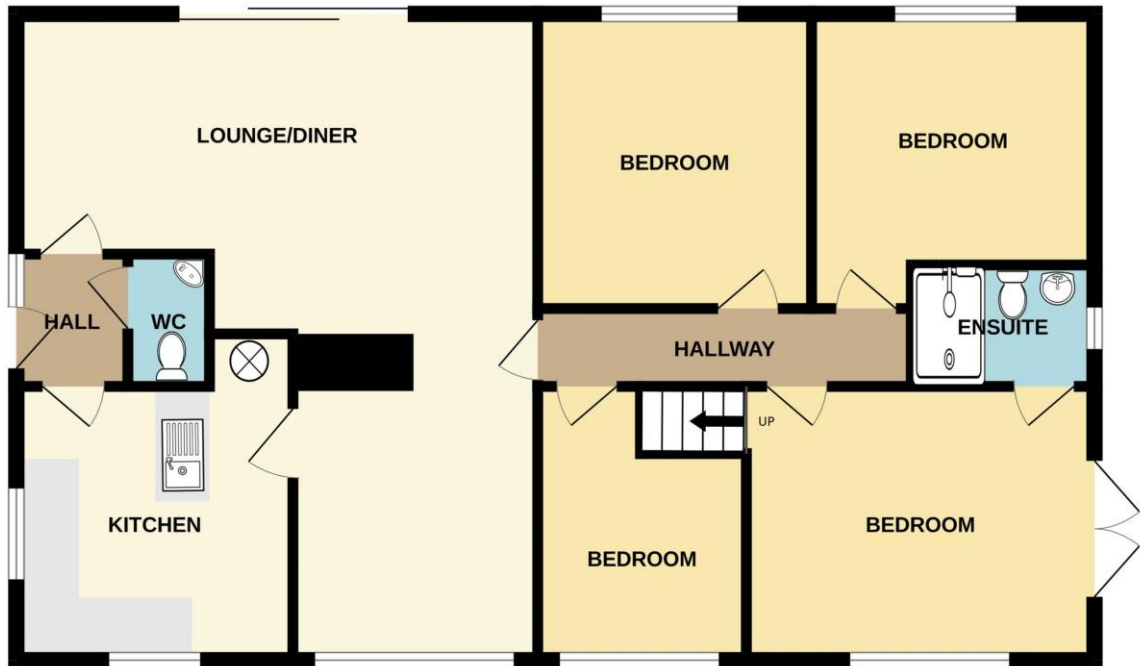
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.



Floorplan

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



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