



White Cross Lane, Sleaford
£420,000



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Key Features

- Detached Character Property
- Four Bedrooms
- Large Plot
- Rural Location
- Period Features
- Pond
- EPC rating E





This Four Bedroom Detached Character Property is located in a rural area just a 5 minute drive from Sleaford, enjoying a large plot with an outbuilding, detached double garage and its own pond. Internally the property comprises; Porch, Kitchen, Lounge, Dining Room, Four Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the size, character and standard of the property on offer.



Entrance Porch

With uPVC door to front, windows to side and front and radiator.

Kitchen

5.59m x 3.34m (18'4" x 11'0")

Having a range of base and eye level units with work surface over, ceramic sink with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for tumble dryer, space for fridge freezer, double eye level electric oven, 4 ring electric hob with extractor hood over, French doors to garden, windows to rear and side aspect, tiled flooring and radiator.



Dining Room

5.45m x 3.67m (17'11" x 12'0")

Having a fire place with space for a log burner, laminate flooring, bow window to side aspect, stairs leading to 1st floor, window to front aspect and radiator.

Lounge

6.47m x 3.67m (21'2" x 12'0")

Having feature fire place with log burner, TV point, BT point, windows to side and front, continued laminate flooring from Dining Room and radiator.

Landing

With stairs taken from Dining room, access to loft, windows to front and rear and radiator.

Master Bedroom

4.26m x 3.48m (14'0" x 11'5")

With windows to rear and side aspect and radiator.

En Suite

Three piece suite with double mains fed shower, pedestal hand wash basin, low level wc, heated towel rail, window to side and extractor fan.

Bedroom Two

2.90m x 2.53m (9'6" x 8'4")

With built in wardrobe, access to loft space, window to front aspect and radiator.

Bedroom Three

2.34m x 3.67m (7'8" x 12'0")

Currently used as the office, with windows to front, side and rear and radiator.

Bedroom Four

2.64m x 2.53m (8'8" x 8'4")

Currently used as a snug/reading room, with window to front and radiator.





Family Bathroom

Five piece suite comprising mains fed corner shower cubicle, paneled bath, pedestal hand wash basin, bidet, low level wc, heated towel rail and window to side.

Outbuilding

4.57m x 3.35m (15'0" x 11'0")

SIP (Structural Insulated Panels) built with glazed door to front, laminate flooring, windows to side and front, electric.

WC - with low level wc, hand wash basin with water heater, extractor fan and window to front aspect.

Detached Double Garage

5.00m x 6.12m (16'5" x 20'1")

With two up and over garage doors, dual aspect windows, personnel door to side, electric and lighting.

Outside

The front of the property offers a small garden to front entrance with brick wall surround, driveway leading to garage. The side and rear of the property offers a gravel driveway with parking for at least 6 vehicles, leading to patio area and french doors to kitchen, outside tap and lighting. Area laid to lawn between the Outbuilding and Detached Double Garage, leading round to shrubbery, further leading to large area laid to lawn with trees and pond.

Agents Note

We are informed by the current owner that all windows in the property bar the window to side in the Dining Room have been replaced since 2020 (exception of the garage), majority of externals doors are also new from 2020.



Agents Note

A section of the garden is separated over two titles, both are owned by the current owner and included in the sale. This would require two Land Registration fees at the point of purchase, please contact our office for further information.

Agents Note

These are draft particulars awaiting vendor approval.

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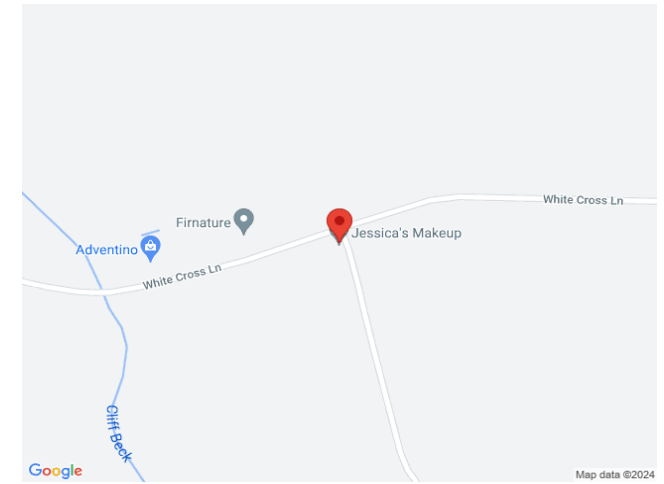


Floorplan

GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk