



River Lane, Anwick
£425,000



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Freehold



Key Features

- Executive Detached Dormer Bungalow
- Four Bedrooms
- Extensive Living Accommodation
- Immaculately Presented
- Large Rear Garden
- Workshop
- EPC rating: TBC
- Council Tax Band: A





This Executive Detached Four Bedroom property offers excellent space both internally and externally, is immaculately presented throughout and certainly need to be viewed to fully appreciate. The current owners have modernised from top to bottom, particular features being a beautifully landscaped rear garden with views taken from the Balcony from the main bedroom, large Kitchen Diner and Lounge - to the secret entrance in to Bedrooms Three and Four. In full, the property comprises; Entrance Hall, Lounge, Kitchen Diner, Study/Playroom, Utility Room, Cloakroom, Four Bedrooms, Two En Suites and Family Bathroom. With a large workshop in the private rear garden overlooking multiple seating areas and a 6 seater hot tub included in the sale, contact our office to arrange your viewing to explore all thats on offer.

Entrance Hall

With composite Entrance Door, tiled flooring with under floor heating, stairs leading to galleried landing, storage cupboard, window to side aspect and radiator.

Kitchen Diner

6.97m x 4.63m (22'11" x 15'2")

Modern Kitchen Diner comprising a range of base and eye level units with work surface over, integrated electric oven with 5 ring gas burner hob and extractor hood over, central island with one and a half sink with mixer tap, boiling water tap, drainer and refuse shoot, integrated coffee machine, integrated microwave, integrated dishwasher, space for American Style Fridge Freezer, oak flooring, French doors to side,

windows to front aspect and radiators.

Lounge

7.00m x 6.95m (23'0" x 22'10")

Large open room with feature open space for log burner, fitted storage and shelving to rear with hidden access to bedrooms three and four, TV point, BT point, French doors to garden, oak flooring, opening to study/playroom, windows to side aspect and radiators.

Cloakroom

With continued tiled flooring from Entrance Hall, low level wc, wall mounted hand wash basin, chrome heated towel rail and extractor fan.

Study/Playroom

4.01m x 4.33m (13'2" x 14'2")

With continued oak flooring from Lounge, BT point, French doors to garden, windows to garden and radiator.

Utility Room

1.98m x 2.37m (6'6" x 7'10")

With a range of base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, sink with extendable mixer tap, further worktop space, storage cupboard, glazed door to side garden.

Inner Hallway

With access taken from hidden door in the shelving in the lounge, oak flooring, stairs to bedroom three,

Bedroom Four

2.47m x 4.10m (8'1" x 13'6")

With window to front aspect, oak flooring and radiator.

Bedroom Three

2.63m x 4.24m (8'7" x 13'11")

With built in storage, window to front aspect and radiator.





Landing

Galleried landing overlooking the Entrance Hall, velux window, access to loft, laminate flooring and radiator.

Master Bedroom

4.23m x 6.93m (13'11" x 22'8")

With continued laminate flooring, French Doors leading on to balcony overlooking the rear garden and radiator.

En Suite

Modern Three piece suite comprising electric corner shower cubicle, pedestal hand wash basin, low level wc, velux window, chrome heated towel rail and extractor fan.

Bedroom Two

4.25m x 4.63m (13'11" x 15'2")

With window to front aspect and radiator.

En Suite to Bedroom Two

Modern Three piece suite comprising mains fed corner shower cubicle, pedestal hand wash basin, low level wc, velux window, chrome heated towel rail and extractor fan.

Family Bathroom

1.85m x 4.30m (6'1" x 14'1")

Modern four piece suite comprising large bath with jets and fitted TV, walk in mains fed shower, pedestal hand wash basin, low level wc, tiled flooring and part tiled to walls, velux window to side aspect, chrome heated towel rail and radiator.

Workshop

4.13m x 9.56m (13'6" x 31'5")

Large timber door to front, base level storage units, personnel door and windows to garden, electric and water connections. Further storage room to rear measuring 2.54m W x 3.05 L.



Outside

The front of the property offers ample parking with a gravel driveway, decorative borders and shrubbery, outside tap and power point. Further leading to block paved area with car port and front Entrance Door, both sides of the property offer access to the rear.

The well presented rear garden is a particular feature of the property, with a decked area taken from the Study and Lounge, a 6 seater hot tub with pergola over included in the sale, further seating area to rear overlooking the pond with water feature to rear, large area laid to lawn, decorative borders and shrubbery throughout, outside tap, lighting and power points, storage shed and hedge surround.

The side of the property is mainly used for storage, with a side door to utility room, glasshouse, gate to front and timber fence surround.

Agents Note

These are draft particulars awaiting vendor approval.

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Floorplan



TOTAL FLOOR AREA: 2820 sq. ft. (262.0 sq.m.) approx.



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