



London Road, Sleaford  
£780,000



5



3



3



Freehold



### Key Features

- Executive Extended Detached Family Home
- Five Bedrooms
- Beautifully Presented Both Internally and Externally
- Large Plot of approx. 0.6 Acres
- Rarely Available and Sought After Location
- Electric Gated Entrance
- EPC rating D
- Council Tax Band F







Scriven House is a superior detached family residence that boasts a wealth of character. The extensive accommodation may appeal to a modern-day family who wish to be closely situated to Sleaford but wish to retain a high level of privacy. The accommodation comprises an impressive entrance hall, which enjoys fantastic natural light. A lounge through to the dining room each room enjoying an impressive bay window, these two rooms can be enjoyed individually or as one large family space. The large kitchen has the perfect blend of old and new and has ample space for the most adventurous cook. The current owners have a breakfast table for four within this space, making it an ideal place for a smaller number or the ideal spot for social cooking. Beyond the kitchen is the utility room which conveniently connects the main residence to the annex/snooker room (approx. 38" in length). The flow of accommodation makes this property ideal for several family dynamics and would provide an excellent space for entertaining.

The outside space provides its owners with a high level of privacy, the extremely well maintained gardens are equally as impressive as the house and the plot is approx. 0.6 of an acre. The sweeping driveway provides off road parking for multiple vehicles of all shapes and sizes and does not detract from the outside space to the rear elevation.

This property is truly impressive, and an internal & external viewing is essential to fully appreciate the standard of accommodation on offer.

### Entrance Porch

With two timber part glazed doors.

### Hallway

Beautiful space, boasting high ceilings and original oak flooring, staircase leading to 1st floor, window to rear garden and radiators.

### Lounge

4.86m x 4.53m (15'11" x 14'11")

Having feature fire place with log burner, TV point, bay window to front aspect and window to side aspect. Opening through to:

### Dining Room

4.86m x 4.53m (15'11" x 14'11")

With bay window to front aspect and radiator.

### Kitchen

4.86m x 5.25m (15'11" x 17'2")

Breakfast Kitchen with a range of base and eye level units with work surface over, feature AGA oven with extractor hood over, Belfast Sink with mixer tap over, integrated dishwasher, integrated fridge, central island with storage under, windows to side and rear aspect, tiled flooring and radiator.

### Utility Room

2.86m x 4.53m (9'5" x 14'11")

With a range of base level units with work surface over, space for under counter freezer, space and plumbing for washing machine and tumble dryer, two dual aspect part glazed upvc doors to side, window to side and radiator.

### Hallway

With access to storage cupboard, shower room, bedroom five and snooker room.









### Shower Room

3.16m x 1.97m (10'5" x 6'6")

Modern Three piece suite comprising corner mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, extractor fan, window to side aspect and radiator.

### Bedroom Five

3.16m x 1.97m (10'5" x 6'6")

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

### Snooker Room

6.37m x 11.61m (20'11" x 38'1")

Large open space with patio doors leading to garden, windows to side aspect and multiple radiators.

### Landing

With stairs taken from Hallway, window to rear aspect, access to loft space (partially boarded, fitted loft ladder) and radiator.

### Bedroom One

4.87m x 4.46m (16'0" x 14'7")

With built in wardrobes and drawers, bay window to front aspect and radiator.

### Bedroom Two

4.89m x 4.49m (16'0" x 14'8")

With built in wardrobes and drawers, bay window to front aspect and radiator.

### Bedroom Three

3.48m x 3.58m (11'5" x 11'8")

With storage cupboard, built in wardrobes, window to side aspect and radiator.

### Bedroom Four

3.67m x 2.70m (12'0" x 8'11")

With window to rear aspect and radiator.





## Family Bathroom

3.65m x 2.38m (12'0" x 7'10")

Four piece suite comprising roll-top bath, corner mains fed shower, hand wash basin, low level wc, window to side aspect, storage cupboard and radiator.

## Garage

7.30m x 6.17m (24'0" x 20'2")

With two electric garage doors to front, personnel door to side, windows to side and rear, electric and lighting.

## Outside

This stunning family residence sits deep into the extensive plot and provides a real sense of privacy. Accessed via Electric Gates, leading to large driveway with access to the Detached Double Garage to rear. Further space to the front with an area laid to lawn with water feature, flowers and shrubbery with hedge surround providing privacy.

The large rear garden is immaculately presented, with a generous sized patio area leading from the Snooker Room, large area laid to lawn with decorative borders, the far end of the garden has been designed for outdoor living, with two seating areas and a further space for alfresco cooking.

## 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



TOTAL FLOOR AREA: 3817 sq.ft. (354.6 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk