



Southgate Spinneys, South Rauceby  
£330,000



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## Key Features

- Detached Bungalow
- Three Bedrooms
- Large Plot
- Sought After Location
- Off Road Parking with ample space for a Motorhome
- Modern Four Piece Bathroom
- EPC rating D







Locate on the sought after Southgate Spinneys are of South Rauceby and offered for sale with NO ONWARD CHAIN is this Three Bedroom Detached Bungalow. Benefitting from a large plot and wrap around rear garden, the property has generous sized rooms throughout comprising; Entrance Hall, Lounge Diner, Kitchen, Conservatory, Rear Porch, Three Bedroom, En Suite and Family Bathroom. With ample parking to front with a Single Garage and further Car Port, a viewing is highly recommended to fully appreciate the size, position and potential of property on offer.

#### Entrance Hall

With part glazed Entrance Door, access to loft space, BT point and radiator.

#### Lounge Diner

5.78m x 6.68m (19'0" x 21'11")

With a feature fire place with log burner, large bay window to front aspect, BT and TV point, windows to side aspect, window to rear aspect and x3 radiators.

#### Kitchen

3.09m x 3.15m (10'1" x 10'4")

With a range of base and eye level units with work surface over, sink with mixer tap and double drainer, integrated oven, 4 ring electric hob, space and plumbing for washing machine, large storage cupboard, breakfast bar, window to rear garden, part glazed door to porch

#### Rear Porch

With part glazed door and window to rear garden, access to boiler cupboard.

#### Bedroom One

2.97m x 3.33m (9'8" x 10'11")

With window to side aspect and radiator.

#### En Suite

Four piece suite comprising mains fed shower, hand wash basin, low level wc, bidet, window to side aspect, radiator and extractor fan.

#### Bedroom Two

4.28m x 3.03m (14'0" x 9'11")

With feature bay window to front aspect, fitted wardrobes and radiator.

#### Bedroom Three

3.05m x 2.78m (10'0" x 9'1")

With built in wardrobes, patio doors to conservatory and radiator.

#### Consercatory

3.42m x 3.84m (11'2" x 12'7")

Being part brick and uPVC build with part glazed door to side and electric heater.

#### Bathroom

Modern fully tiled four piece suite with mains fed shower, separate bath, hand wash basin set in vanity unit with cupboards under, low level wc, large airing cupboard, window to side aspect and radiator.

#### Garage & Attached Car Port

2.72m x 5.52m (8'11" x 18'1")

Brick build garage with electric and lighting with electric garage door to front and personel door and window to rear garden, carport (measuring 3.05m W x 5.52L) with access to timber shed to rear with electric.



## Outside

The front of the property is well presented being laid to lawn with decorative flowers and shrubbery, large block paved driveway for at least 6 vehicles and/or motorhome, side access to rear.

The rear garden is again well presented with a patio area from the rear porch, pond, timber shed with electric behind the garage, leading round to area mainly laid to lawn with numerous fruit trees, decorative borders, timber summer house, timber fence surround.

## 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

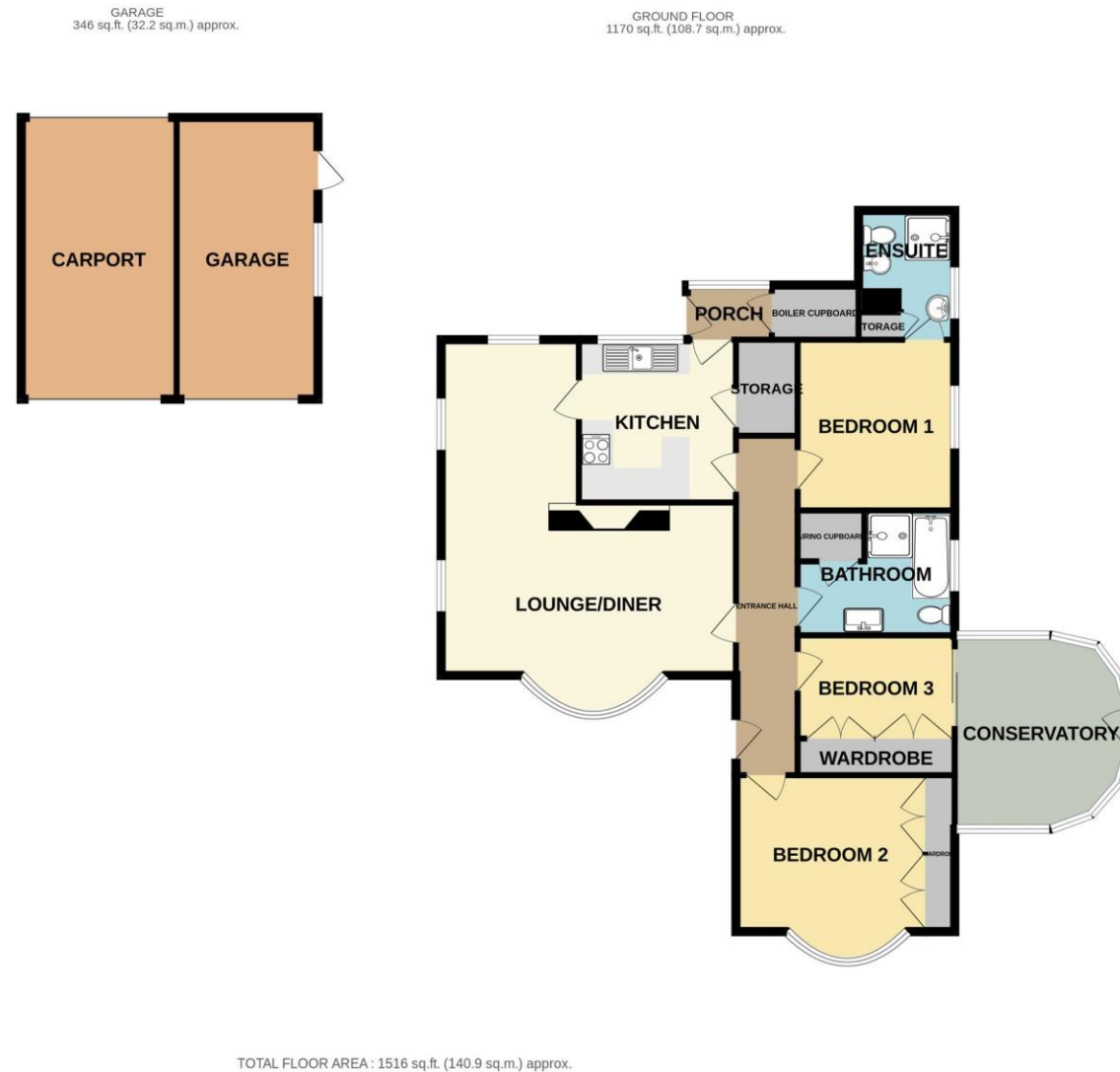
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## Floorplan



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