



Main Street, South Rauceby  
Guide Price £525,000



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Freehold

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## Key Features

- Executive Detached Family Home
- Four Bedrooms
- Immaculately Presented Throughout
- Sought After Village Location
- Downstairs Bedroom and Shower Room
- Well Maintained Front and Rear Gardens





In the much sought after and beautifully kept village of South Rauceby sits this Immaculately Presented Four Bedroom Detached Family Home. Enjoying an elevated plot from the road, this stone built property offers a real homely feel throughout being maintained in excellent condition by the current owners. Comprising internally of Entrance Hall, Lounge, Kitchen, Dining Room, Study, Utility Room, Conservatory, Downstairs Bedroom and Shower Room, Three Bedrooms and Family Bathroom upstairs. The front and rear gardens match the standard of the property, with ample parking to front and a garage and further parking to rear. A viewing is highly recommended.

### Entrance Hall

Open Entrance Hall with tiled flooring, BT point, storage cupboard and stairs leading to 1st floor.

### Lounge

4.75m x 4.75m (15'7" x 15'7")

With feature fire place with space for log burner, TV and BT points, large window overlooking front garden and radiator.

### Kitchen

3.09m x 3.61m (10'1" x 11'10")

With a range of base and eye level units with work surface over, ceramic sink with mixer tap and drainer, integrated SMEG dishwasher, double even level oven, four ring electric hob with extractor hood over, space for fridge freezer, tiled flooring and window to rear aspect.

### Dining Room

3.7m x 3.61m (12'1" x 11'10")

With window overlooking the front garden, radiator and opening to Kitchen

### Office

3.84m x 3m (12'7" x 9'10")

With window overlooking front garden and radiator.

### Utility Room

3.09m x 2.96m (10'1" x 9'8")

With continued tiled flooring from the kitchen, Belfast sink, space and plumbing for washing machine, space for tumble dryer, space for american style fridge freezer, part glazed door and window to side, further window overlooking rear garden, Worcester Bosch Oil Boiler and radiator.

### Bedroom Four

3.63m x 3.66m (11'11" x 12'0")

With French doors to rear garden and radiator.

### Downstairs Shower Room

Three piece suite comprising double walk in mains fed shower, hand wash basin, low level wc, tiled flooring, chrome heated towel rail, extractor fan and window to rear aspect.

### Conservatory

3.24m x 3.05m (10'7" x 10'0")

Being part brick and uPVC build, overlooking the rear garden with two sets of French Doors, tiled flooring and radiator.

### Landin

With stairs taken from Entrance Hall, airing cupboard, further storage cupboard.









### Bedroom One

3.87m x 5.03m (12'8" x 16'6")

With window overlooking the front garden, radiator.

### Bedroom Two

3.42m x 3.75m (11'2" x 12'4")

With window overlooking the front garden, radiator.

### Bedroom Three

2.59m x 3.64m (8'6" x 11'11")

With two velux windows overlooking the rear garden, radiator.

### Family Bathroom

Three piece suite comprising paneled bath, hand wash basin, low level wc, heated towel rail, velux window overlooking rear garden and extractor fan,

### Garage

5.18m x 4.78m (17'0" x 15'8")

With up and over garage door, personnel door to front, window to side aspect, electric and lighting.

### Outside

The front of the property is well presented with a stone wall to front, large tarmac driveway providing ample parking, area laid to lawn with decorative borders and side access to rear.

The rear garden is well presented, leading from the conservatory are two areas laid to decking, with steps up to lawn with decorative borders and shrubbery, large timber shed with electric, greenhouse, stone built outdoor building with WC and hand wash basin, pathway leading to the 2nd driveway with garage - access is taken via Dovecote Rise to rear.





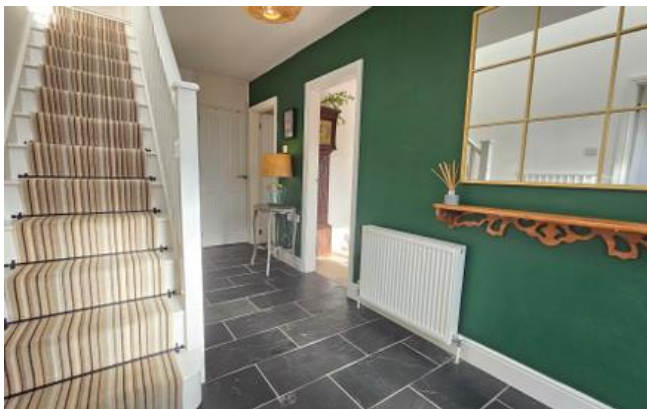
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## Financial Services

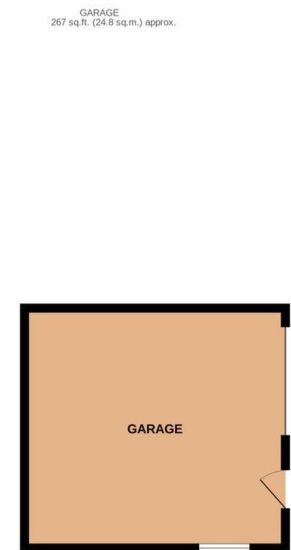
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# Floorplan



MAIN STREET, SOUTH RAUCEBY, NG34 8QQ

TOTAL FLOOR AREA : 2203 sq.ft. (204.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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