



Aunsby Forge, Aunsby
£385,000



Freehold

 3  3  2

Key Features

- Detached Barn Conversion
- Three Double Bedrooms
- Immaculately Presented Throughout
- Rural Village Location
- Only Three Years Old
- Air Source Heating and Underfloor Heating to Ground Floor
- EPC rating B





Aunsby Forge - Stunning Three Double Bedroom Detached Barn Conversion

Immaculately presented throughout, the conversion being completed on Three Years ago - this property is certainly not to be missed. Offering a spacious lounge, elegant dining room opening to the stylish breakfast kitchen - perfect for entertaining. Three generous double bedrooms, each with luxurious en suite facilities. Separate utility room and beautifully maintained interiors for effortless living. With the further benefits of Air Source Heating and Underfloor Heating to ground floor, a viewing is highly recommended and the only way to fully appreciate the property on offer.

Entrance Hall

With composite Entrance door, tiled flooring, window to rear aspect and stairs to 1st floor with storage cupboard under.

Lounge

4.54m x 5.33m (14'11" x 17'6")

With tiled flooring, TV and BT points with windows to front and rear aspects.

Dining Room

4.54m x 4.24m (14'11" x 13'11")

With continued tiled flooring, french doors to rear garden and window to front aspect. Opening to;

Breakfast Kitchen

4.26m x 4.88m (14'0" x 16'0")

Modern space with a range of base and eye level units with work surface over, eye level integrated oven with microwave over, induction four ring hob with extractor hood, one and a half composite sink with mixer tap, integrated fridge freezer, integrated dishwasher, bi fold doors to rear garden and tiled flooring.

Cloakroom

With hand wash basin and low level wc.

Utility Room

2.23m x 4.86m (7'4" x 15'11")

With tiled flooring, large floor to ceiling storage cupboards, space and plumbing for washing machine and tumble dryer, storage cupboard and stairs leading to master bedrooms.

Bedroom One

4.08m x 4.07m (13'5" x 13'5")

With stairs taken from Utility Room, window to rear aspect and radiator.

En Suite

2.46m x 2.17m (8'1" x 7'1")

Modern Four Piece suit comprising paneled bath, separate shower, hand wash basin with storage under, low level wc, velux window to side aspect and heated towel rail.

Landing

Bedroom Two

3.18m x 4.02m (10'5" x 13'2")

With velux window to rear aspect, TV point and radiator.





En Suite

Three piece suite comprising double shower, hand wash basin with storage under, low level wc and heated towel rail.

Bedroom Three

3.18m x 3.14m (10'5" x 10'4")

With velux window to rear aspect, TV point and radiator.

En Suite

Three piece suite comprising double shower, hand wash basin with storage under, low level wc and heated towel rail.

Outside

The front of the property offers ample parking for at least 4 vehicles on the block paved drive, with further areas laid to patio and stone with decorative flowers and shrubbery, timber shed and side access to rear.

The rear garden is of low maintenance, with a patio area leading from the Bi-Fold doors in the kitchen, further laid to artificial turf, timber fence surround.



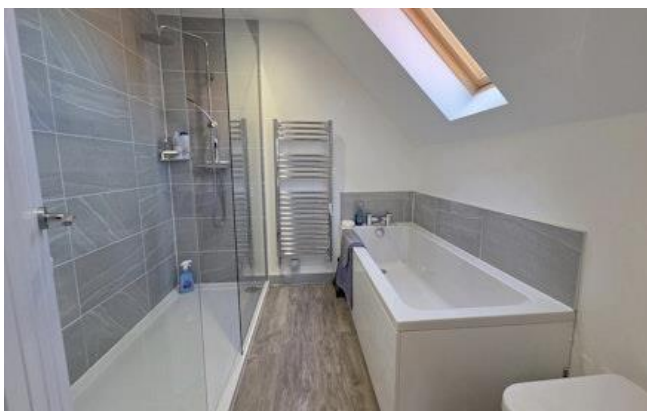
Agents Note

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

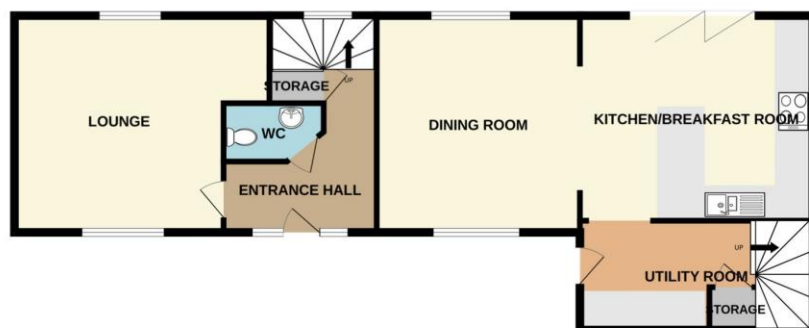
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 27 Southgate, Sleaford, NG34 7SY.





Floorplan

GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk