



Aveland Way, Aslackby Sleaford  
£650,000 **Freehold**

QUENTIN  
MARKS





# Key Features



- Superb Individual Home
- Half Acre Plot
- Backs Onto Fields
- 4 Double Bedrooms
- Ensuite To Master

Brackens is a large detached family home situated on a large ½ acre plot backing onto fields. The house features a large sitting room with beautiful fireplace & bay window and this opens to the dining room. Additional reception rooms include a family room & study, and large garden room with 'warm' roof. There is an extensively fitted kitchen and utility room.

There are 4 double bedrooms and an ensuite to the master. The family bathroom is very large with a walk in shower taking the place of the bath. The property has a double garage, and beautiful grounds.

## ENTRANCE HALL

With entrance door and adjacent sidescreen, stairs to the first floor with built in cupboard, storage heater.





#### CLOAKROOM / WC

Low level WC, wash hand basin, ½ tiled walls, tiled floor, double glazed window

#### KITCHEN

3.7m x 3.5m

Extensively fitted with a range of base & eye level cupboards, worksurfaces, integrated appliances including fridge, freezer & dishwasher, built in induction hob with oven under & extractor hood above, tiled floor, panel heater.

#### UTILITY ROOM

2.5m x 1.7m

With sink having base units under, worktops and eye levels, white goods to remain, door to garden room.

#### LOUNGE

6.0m x 4.3m

A lovely room featuring a walk in bay window, 2 storage heaters, wooden flooring, TV point, beautiful limestone fireplace, archway to:

#### DINING ROOM

3.6m x 3.5m

With wooden floor and double glazed patio doors to the garden room.

#### FAMILY ROOM

3.6m x 3.4m

With storage heater, double glazed window, wooden flooring.

#### STUDY

3.6m x 2.3m

Fitted with study furniture, panel heater, double glazed window.

#### GARDEN ROOM





**Ground Floor**



**First Floor**

**Total floor area 237.3 m<sup>2</sup> (2,554 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

9.0m x 4.0m

With a 'warm' roof having inset rooflights, 3 wall heaters, tiled floor, double glazed French doors to the rear.

**MINSTREL GALLERIED LANDING**

With double glazed window, shelved cupboard, large airing cupboard with slatted linen shelving, storage heater.

**BEDROOM 1**

5.5m x 4.6m

With double glazed windows, storage heater, built in wardrobes.

**ENSUITE BATHROOM**

Fully tiled & with low level WC, vanity wash hand basin with cupboards under, bath with Mira shower over, heated towel rail, extractor, double glazed window.

**BEDROOM 2**

3.7m x 3.7m

With panel heater, double glazed window, built in wardrobes.

**BEDROOM 3**

3.6m x 3.3m

With panel heater, double glazed window, fitted wardrobes.

**BEDROOM 4**

4.3m x 2.7m

With panel heater, double glazed window, built in wardrobes.

**SHOWER ROOM**

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