



Ryebank Aveland Way, Aslackby
£425,000

 **NEWTON FALLOWELL**

Ryebank Aveland Way

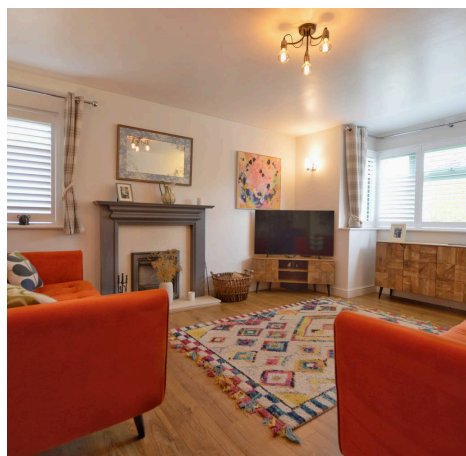
Aslackby, Sleaford

Nestled in the heart of an idyllic village, this impressive three-bedroom detached bungalow presents a rare opportunity to acquire a spacious and well-appointed home. The property is thoughtfully designed to offer generous living accommodation, featuring three reception rooms that provide flexibility for family life, entertaining or working from home.

Each of the three double bedrooms are bright and comfortable, with ample space for furnishings and storage. The main bedroom benefitting from an en-suite with walk in shower. The well-proportioned kitchen houses in-built appliances with space for a table for informal dining and a separate dining area create an inviting atmosphere, ideal for both everyday living and special occasions. Modern fixtures and tasteful décor are found throughout, ensuring the home is ready to move into. Practicality is further enhanced by a double garage, offering secure parking and additional storage options as well as a large driveway that can accommodate multiple vehicles.

The outside space is equally impressive, with private gardens that are beautifully maintained and bordered by mature hedging and trees, ensuring a sense of peace and seclusion. The rear garden offers a spacious lawn, perfect for children to play or for hosting garden gatherings in the warmer months. A patio area provides the ideal spot for al fresco dining or morning coffee, while established planting beds add a splash of colour throughout the seasons. The front garden is attractively landscaped, creating a welcoming approach to the property.

With its tranquil setting and generous outside space, this property offers a wonderful balance of village charm and modern convenience, making it an ideal choice for families or those seeking a relaxed lifestyle in a picturesque location.





Entrance hall

14' 4" x 4' 11" (4.37m x 1.50m)

W.C

6' 6" x 3' 1" (1.97m x 0.94m)

Hall p2

21' 11" x 3' 11" (6.67m x 1.20m)

Living Room

17' 3" x 13' 1" (5.25m x 4.00m)
5.25 to bay, 4.37 to normal length

Dining Room

10' 10" x 12' 5" (3.29m x 3.79m)

Conservatory

8' 5" x 9' 4" (2.57m x 2.84m)

Kitchen

10' 10" x 12' 5" (3.29m x 3.78m)
Built in blinds in window

Utility Room

8' 6" x 6' 0" (2.59m x 1.84m)

Bedroom Three

10' 1" x 9' 8" (3.07m x 2.95m)
In built storage

Bedroom Two

8' 10" x 12' 2" (2.70m x 3.70m)
In built storage

Bathroom

8' 9" x 5' 4" (2.66m x 1.63m)
L shaped bath

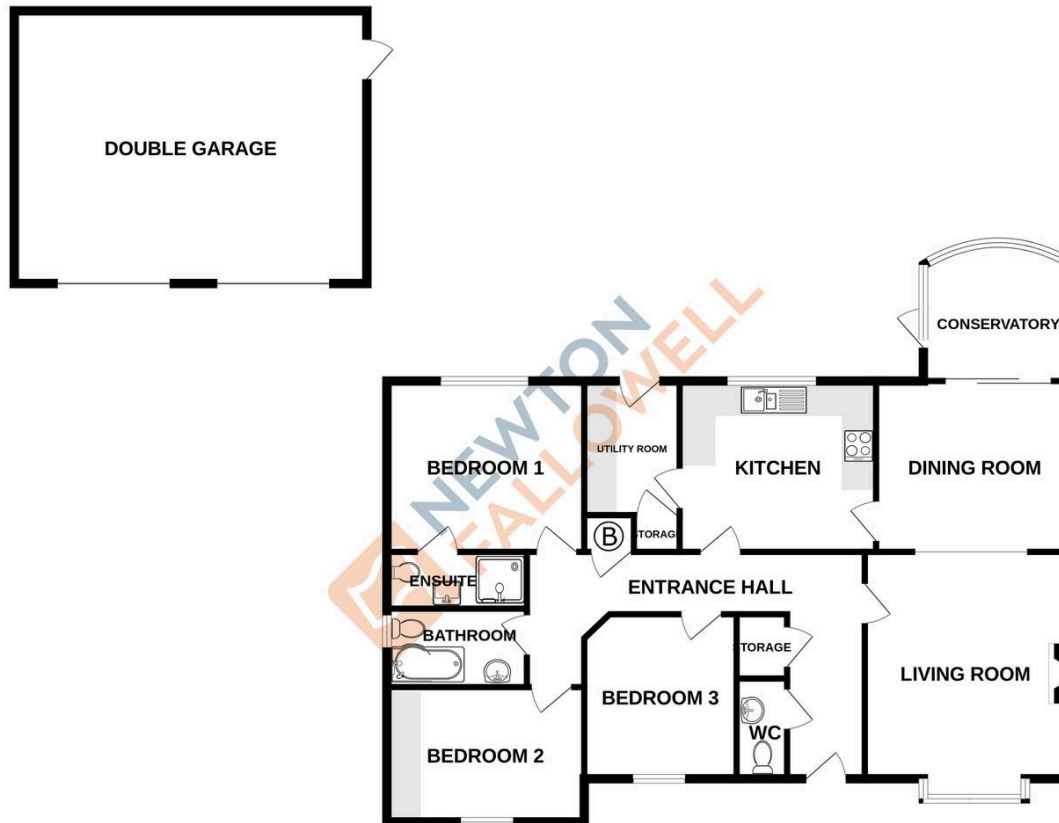
Bedroom One

10' 10" x 12' 5" (3.30m x 3.78m)

En-Suite

3' 9" x 8' 8" (1.15m x 2.65m)
Rainfall walk in shower

GROUND FLOOR
1586 sq.ft. (147.3 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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 ©2009.

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne