



Main Street, Scredington  
£395,000



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## Key Features

- Converted Chapel
- Character and Period Features Throughout
- Five Bedrooms
- Immaculately Presented
- Well Maintained Large Rear Garden
- Spacious Rooms
- EPC rating D
- Current Council Tax Band C





Situated within the charming village of Screddington, this stunning converted chapel beautifully combines character and period features with spacious modern living across five bedrooms. Immaculately presented throughout, the property offers highly flexible accommodation, including a ground floor bedroom with en-suite shower room, ideal for multi-generational living or guest accommodation. The home further benefits from multiple reception spaces including a lounge, dining room and conservatory, alongside a well-appointed kitchen and utility area. Upstairs offers four further bedrooms, including another en-suite, plus a family bathroom. Externally, the generous rear garden is a real highlight and has recently been increased in size by approximately 60 sq metres (STS), featuring multiple seating areas perfect for entertaining, whilst a driveway provides ample parking leading to a large single garage.

Screddington is a picturesque Lincolnshire village offering a peaceful rural setting whilst still being conveniently positioned for access to nearby towns including Sleaford and Grantham. The village benefits from a strong community feel, village hall and historic church, with a wider range of amenities available in the surrounding villages and market towns. Excellent road and rail links nearby provide straightforward access towards Lincoln, Newark and London, making the village an ideal location for those seeking countryside living whilst remaining well connected.

### Entrance Hall

With timber entrance door, engineered oak flooring, under stairs storage cupboard and radiator.

### Lounge

3.63m x 5.57m (11'11" x 18'4")

Having feature brick build fireplace, TV point, BT point and radiator.

### Kitchen

3.63m x 3.82m (11'11" x 12'6")

Having a range of base and eye level units with work surface over, one and a half ceramic sink with mixer tap and drainer, double electric oven with hob and extractor hood over, space for american style fridge freezer, space and plumbing for washing machine and dishwasher, tiled flooring, double doors leading to conservatory. Small utility area to side with base and eye level units with work surface over, sink with mixer tap and drainer and window to rear aspect.

### Dining Room

3.3m x 4.31m (10'10" x 14'1")

With continued engineered oak flooring, Open archway in to kitchen, window to front aspect and radiator.

### Conservatory

2.52m x 5.01m (8'4" x 16'5")

Being brick and timber build with double glazed windows, tiled flooring, door to side and double doors leading to main garden.

### Downstairs Bedroom Five

3.3m x 2.75m (10'10" x 9'0")

Having laminate flooring, window to front aspect and radiator.

### En Suite Shower Room

Three piece suite comprising electric shower, pedestal hand wash basin, low level wc, chrome heated towel rail and extractor fan.





### Landing

With stairs taken from Entrance Hall, exposed beam and feature lighting, BT point, access to loft and airing cupboard.

### Bedroom One

4.44m x 3.47m (14'7" x 11'5")

With wooden flooring, windows overlooking the rear garden, TV point, exposed beam, window to side aspect and radiator.

### En Suite

Three piece suite being fully tiled with double mains fed shower, hand wash basin, low level wc, chrome heated towel rail and extractor fan.

### Bedroom Two

3.6m x 3.69m (11'10" x 12'1")

With TV point, window overlooking rear garden and radiator.

### Bedroom Three

3.6m x 3.45m (11'10" x 11'4")

With wardrobes included in the sale, window overlooking rear garden and radiator.

### Bedroom Four

3.25m x 2.6m (10'8" x 8'6")

With wardrobes included in the sale, window to front and to landing, and radiator.



### Family Bathroom

Three piece suite comprising paneled bath with mains fed shower over, pedestal hand wash basin, low level wc, chrome heated towel rail, extractor fan and window to front aspect.

### Garage

4.54m x 5.32m (14'11" x 17'6")

Large single garage with garage door to front, personnel door to side, windows to side and rear, electric and lighting.

## Outside

The front of the property is of low maintenance being laid to gravel with wrought iron fence.

The rear garden is immaculately presented and far larger than first appears, offering a variety of well-designed spaces ideal for both relaxing and entertaining. Directly from the conservatory is a lawned area with gravel pathway, leading to an extensive decked seating area perfect for outdoor dining, with additional electrical points already in place for a hot tub or outdoor kitchen if desired. A block paved driveway runs through the centre of the garden leading to the single garage, alongside further gravelled sections with established shrubbery and lawn. Beyond the garage is an additional generous garden area, mainly laid to lawn with a further patio seating area, decorative borders and mature planting, creating a private and beautifully maintained outdoor space throughout.

## Agents Note

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# Floorplan

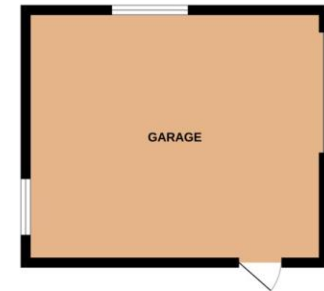
GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



GARAGE  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 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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Newton Fallowell Sleaford

01529 309 209  
sleaford@newtonfallowell.co.uk