

***SOUTHGATE SPINNEYS
SOUTH RAUCEBY NG34 8QF***



£500,000

A fully renovated and extended Three Bedroom Detached Bungalow offering almost 1700sq ft of living space and situated on a much larger than average plot of approximately 0.38 acres (subject to survey). The property has been fully renovated by the current owners and offers spacious accommodation which benefits from Oil Central Heating, Double Glazing and Cavity Wall and Internal Insulation to most external walls. The full accommodation comprises Entrance Hall, 35'7 Open Living Kitchen Area, Garden Room, Utility Room, Three Double Bedrooms with Dressing Room and En-Suite to the master bedroom, and Family Bathroom. To the front of the property is a large driveway providing Ample Off Road Parking and approaches an Integral Double Garage, with the remainder of the front garden having two good sized lawn areas. The Rear Garden is West facing and particularly private and offers a particularly sheltered retreat. This is an opportunity to secure a good size bungalow in spacious grounds which is presented to the highest of standards and therefore, early viewing is strongly recommended.

A double glazed composite entrance door provides access to the **Entrance Hall** having coved ceiling, tall radiator, smoke alarm and loft access.

Living Kitchen Area: 10.85m (35'7") x 3.56m (11'8")

Lounge Area: Having coved ceiling and patio doors to the rear garden.



Dining Area:

Having three pendant light fittings, coved ceiling, smoke alarm and radiator.



Kitchen Area:

Having a range of matching wall and base units with Quartz worktops over, double bowl inset sink with mixer tap, Neff double eye level fan oven, Neff eye level microwave/combi oven, island with Miele six ring induction hob and stainless steel cooker hood over, tiled splashbacks, space and plumbing for dishwasher, space for fridge freezer and ceiling downlights.



Garden Room: 4.60m (15'1") x 4.11m (13'6")

Having sliding patio doors to the rear garden and radiator.



Utility Room: 4.95m (16'3") x 1.75m (5'9")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap space and plumbing for washing machine, space for condensing tumble dryer, space for under counter freezer, bow window, ceiling downlighters, tiled splashbacks, radiator and rear entrance door.

Bedroom 1: 4.17m (13'8") x 3.51m (11'6") max

Having French doors to the rear garden.



Dressing Area: 1.73m (5'8") x 1.73m (5'8")

Having radiator.

Wet Room Style En-Suite: 2.90m (9'6") x 1.55m (5'1")

Having close coupled w.c, vanity hand washbasin with mixer tap, mains fed shower, shaver point, towel radiator and extractor fan.



Bedroom 2: 3.58m (11'9") x 3.10m (10'2")

Having radiator.



Bedroom 3: 3.10m (10'2") x 2.59m (8'6")

Having radiator.



Bathroom: 2.90m (9'6") x 2.01m (6'7")

Having airing cupboard, close coupled w.c, vanity hand washbasin with mixer tap, large bath with mixer tap and mains fed shower over with shower screen, ceiling downlighters, extractor fan and towel radiator.



Outside:

*A large drive provides more than Ample Parking and approaches the **Integral Double Garage 7.44m (24'5") x 5.05m (16'7") max**, having two manual up and over doors, power points, lighting, loft storage and personal door to the rear garden. The garden to the front is laid mostly to lawn with a variety of shrubs and hedging. A gate provides access to the **Rear Garden** which is laid mostly to lawn with a large patio, paved path, a number of large well stocked borders, and a variety of shrubs, hedges and mature trees. A Summer House and Greenhouse are included and a cold water tap is fitted. The garden is enclosed by timber fencing.*




Front Garden



Further Front Aspect

Council Tax Band E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1688 sq.ft. (156.8 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 07/07/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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