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Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Kirkby Underwood Road, Aslackby, Sleaford, NG34 0HN



Asking Price £325,000 Freehold







Nestled on Kirkby Underwood Road in the charming village of Aslackby, Sleaford, this delightful detached bungalow offers a perfect blend of comfort and modern living. Originally built in 1968, this extended three-bedroom property spans an impressive 1,076 square feet, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a generous lounge featuring a cosy log burner, ideal for those chilly evenings. The spacious family dining area is perfect for entertaining guests or enjoying family meals, creating a warm and inviting atmosphere throughout the home.

The bungalow boasts a stunning bathroom equipped with a Jacuzzi bath, offering a touch of indulgence to your daily routine. Additionally, there are two en-suite bathrooms, ensuring convenience and privacy for all occupants. It has oil fired central heating with radiators to all rooms complimented by under floor electric heating to two main bedrooms, ensuites and hallway. It further benefits from UPVC double glazing and 16 solar panels on the roof providing an EPC rating of: TBA

Outside, the property is complemented by a driveway that accommodates up to four cars, along with a single garage, providing ample parking and storage solutions. The surrounding area is tranquil, making it an ideal location for those who appreciate the beauty of rural living while still being within reach of local amenities.

This charming bungalow is a rare find, combining spacious living with modern comforts in a picturesque setting. It is perfect for anyone looking to settle in a peaceful community while enjoying the luxury of contemporary features. Don't miss the opportunity to make this lovely property your new home.

Hallway
8'10" x 3'6"



The Bungalow is entered through a solid oak wooden door with two upper glass panels, fully tiled floor with double radiator, pendant lighting, wall lighting and a high level V Lux window.

Living Room
11'11" x 19'11"



Two windows to the front elevation and one to the side, two radiators, oak flooring, large, wood-burning stove with tiled hearth and two pendant lights.

Kitchen
10'7" x 14'0"



Window to the side elevation, UPVC upper glazed door with frosted glass, tiled flooring, wall and base units with a marble worktop with integrated sink and drainer and mixer tap, electric hob with modern extractor fan above, single electric oven and plinth heater.

Family Dining Room
12'10" x 12'5"





Having tiled flooring, fully glazed UPVC patio door with adjacent large glass panels either side, large ceiling fan with integrated light, TV point for mounting TV on the wall, consumer unit, loft access and a double radiator.

Master Bedroom
12'4" x 13'7"



Window to rear elevation with double radiator underneath, tiled flooring with warmup controls for under-floor heating, two large double wardrobes with hanging and shelving and two radiators making it ideal for drying clothes.

En-suite Shower Room
3'5" x 8'8"





Having window to the side elevation, a fully tiled floor to ceiling shower room with a open-plan shower area with a electric power shower, spotlighting in the ceiling, extractor fan, chrome heated towel rail. pedestal sink and a close couple toilet.

Bedroom 2
12'10" x 11'2"



Window to the rear elevation with radiator underneath, tiled flooring with warmup controls for under-floor heating, pendant lighting, walk-in cupboard with shelving extending through to the large hot water cylinder with central heating controls and timers.

Bedroom 3
7'9" x 13'6"



Window to the front elevation with radiator underneath, tiled flooring, two wall lights, underfloor heating controls, toilet, sink with mirror above and extractor fan in the ceiling.

WC
3'5" x 4'7"



Accessed from bedroom three having close-coupled toilet, pedestal sink, mirrored medicine cabinet, tiled flooring and wall light above an additional mirror.

Bathroom
7'8" x 5'7"



Having a three-piece suite, consisting of a Jacuzzi panelled bath with modern tap, fully tiled floor to ceiling, shower over bath with separate mixer valve and pivoting shower screen, modern sink with chrome mixer tap and two drawer units underneath, wall mounted mirror above, close couple toilet, a chrome heated towel rail and spotlighting.

Garage and Driveway



Gated graveled driveway for up to four cars a pre-fabricated concrete single garage with up and over door.

Outside



The front garden has a raised lawn extending around the left side
the rear again is laid to lawn with a patio, oil tank and 2 sheds, outside is the oil boiler hosed in and external metal boxing.

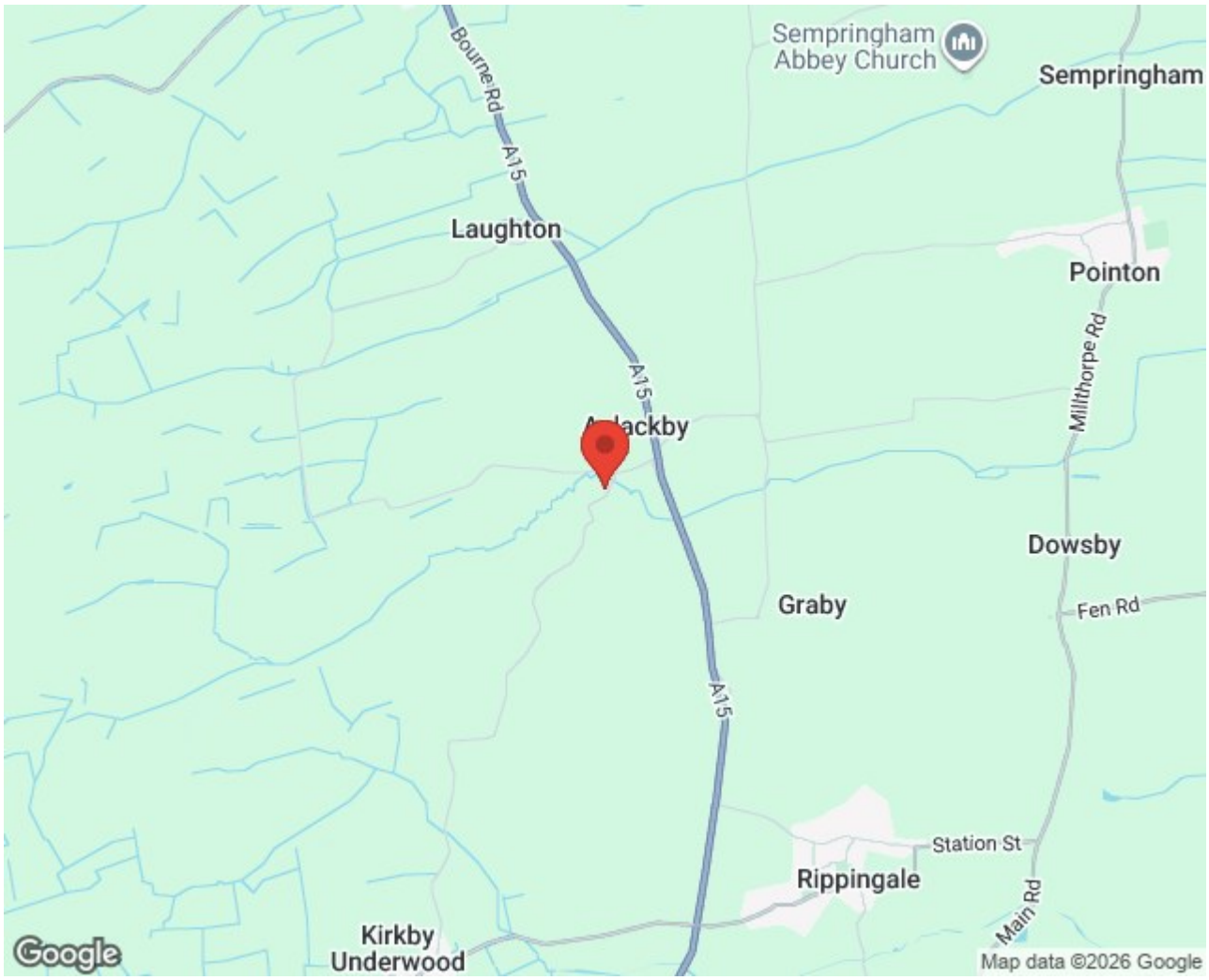
Solar Panels
There are 16 solar panels located on the south facing roof elevation which have a 25 year lease which commenced in 2012 this we understand is transferable

Financial Services
Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Living Room
6.08m x 3.63m
(19'11" x 11'11")
Bedroom 3
4.11m x 2.35m
(13'6" x 7'9")
Hallway
2.68m x 1.07m
(8'10" x 3'6")
En-suite Shower Room
WC
Bathroom
2.33m x 1.70m
(7'8" x 5'7")
Kitchen
4.27m x 3.23m
(14' x 10'7")
Master Bedroom
4.13m x 3.75m
(13'7" x 12'4")
Bedroom 2
3.90m (12'10") max
x 3.41m (11'2")
Family Dining Room
3.90m x 3.79m
(12'10" x 12'5")



Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	