BELVOIR!

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

Formans Lane, Anwick, Sleaford, NG34 9SR



Asking Price £305,000 Freehold







NO CHAIN Nestled in the tranquil cul de sac of Formans Lane in Anwick, Sleaford, this charming detached chalet bungalow presents an excellent opportunity for families or retired couple seeking a peaceful yet convenient lifestyle. Boasting three to four well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining. The versatile layout allows for the fourth bedroom to be used as a dining room, catering to your family's unique needs.

The Bungalow features a wet room and an ensuite shower room, ensuring that morning routines run smoothly for everyone. The heart of the home is undoubtedly the inviting living areas, which provide a warm and welcoming atmosphere. Natural light floods through the windows, creating a bright and airy feel throughout.

For those with vehicles or hobbies, the property includes a double garage equipped with an electric door, offering both security and convenience. The surrounding area is peaceful, making it ideal for families or individuals looking to escape the hustle and bustle of city life while still being within easy reach of local amenities. It has UPVC double glazing and Oil fired central heating with radiators to all rooms providing an EPC rating of: D, Council Tax Band: D.

This delightful home on Formans Lane is not just a property; it is a place where memories can be made. With its desirable location and spacious accommodation, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely house your new home.

Hall
22'10" x 10'2"



Entered through a UPVC upper glazed door with adjacent glass panel, both with frosted glass for greater privacy, vinyl flooring. carpeted staircase leading to bedroom three, under-stairs cupboard, thermostatic heating control, radiator and pendant lighting.

Living Room
12'2" x 14'10"



Having UPVC fully glazed double doors with side windows making this very light and airy, carpeted flooring, pendant lighting, fire surround with inset electric fire and a double radiator.

Kitchen/Breakfast Room
11'9" x 14'10"



Window to the front elevation, a range of white coloured wall and base units with grey laminate worktops, electric double oven,, electric hob with extractor hood above, integrated dishwasher, space and plumbing for a washing machine, one and half bowl composite sink with mixer tap, double radiator, lots of space for additional appliances such as fridge freezers, pendant and strip lighting.

Dining Room/Bedroom four
9'9" x 11'9"



Window to side elevation, carpeted flooring, single radiator and pendant lighting.

Master Bedroom
14'4" x 14'2"



Large window to the rear elevation and a smaller window on the side, carpet flooring, single radiator, pendant lighting, and door to ensuite.

En-suite
7'10" x 4'6"



Having window to rear elevation with frosted glass, fully tiled floor, single radiator, close-coupled toilet, sink with vanity unit underneath, single shower enclosure with mixer shower above, shaver socket, mirror, medicine cabinet and extractor fan in the wall.

Bedroom 2
7'11" x 15'7"



Window to the side elevation, carpet flooring, pendant lighting and space for wardrobes.

Wet Room
8'5" x 6'11"



Installed only approx one year ago is this practical Wetroom with window to the rear elevation with frosted glass, professionally done wet room floor installation, sink with vanity unit underneath, shaver socket and medicine cabinet above, close-coupled toilet, extractor fan on the wall, rainfall and handheld shower on riser rail.

Landing
7'3" x 8'0"

Bedroom 3 (Attic)
6'7" x 21'1"

Having three Velux sky-light windows, double radiator, carpeted flooring, pendant lighting, door to large storeroom at the end which could be converted into another en-suite if desired (subject to building regs.), a deep cupboard housing hot water tank and central heating controls/pumps.

Store Room
13'0" x 8'6"
A large attic store which could be converted into another en-suite if desired.

Double Garage
15'8" x 15'7"
Window to side elevation, electric remote controlled up and over door, floor standing oil fired boiler is located in here.

Outside



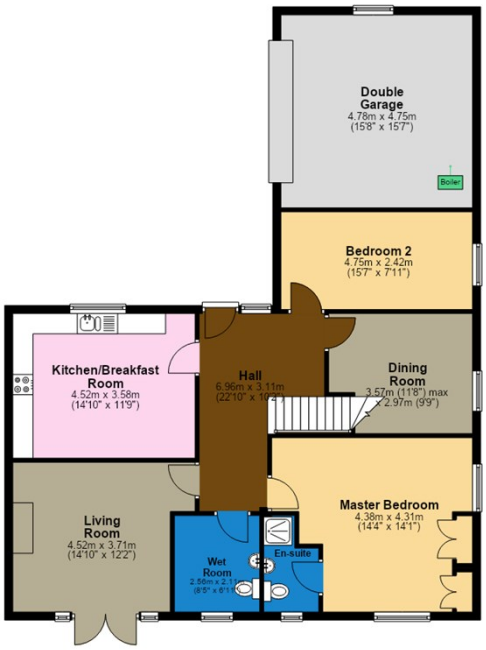

The front has a block paved driveway for two cars with side gate access to the rear garden. Having views over fields at the rear with the garden having a patio from the double doors off the lounge, many borders with a mixture of trees, bushes and plants beautifully organised with areas of lawn in between.

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.

Disclaimer 1
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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Ground Floor

Approx. 134.2 sq. metres (1444.7 sq. feet)

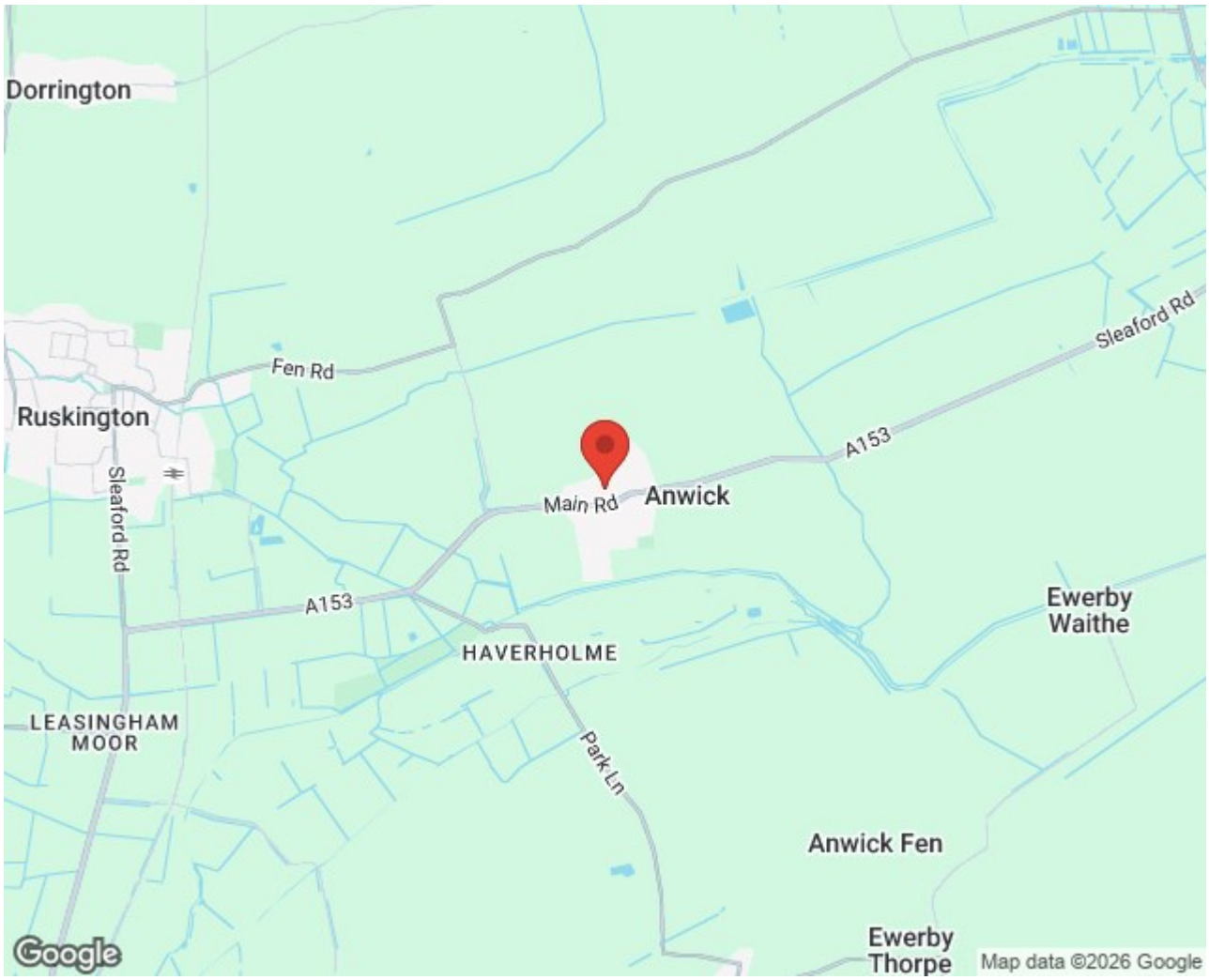


First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 170.4 sq. metres (1833.9 sq. feet)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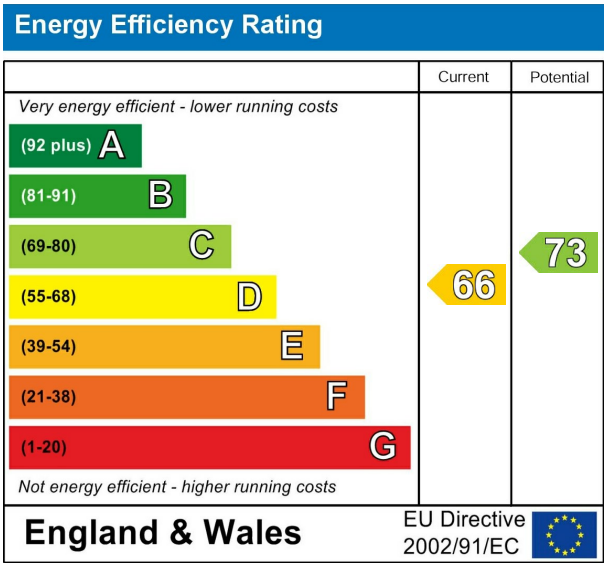
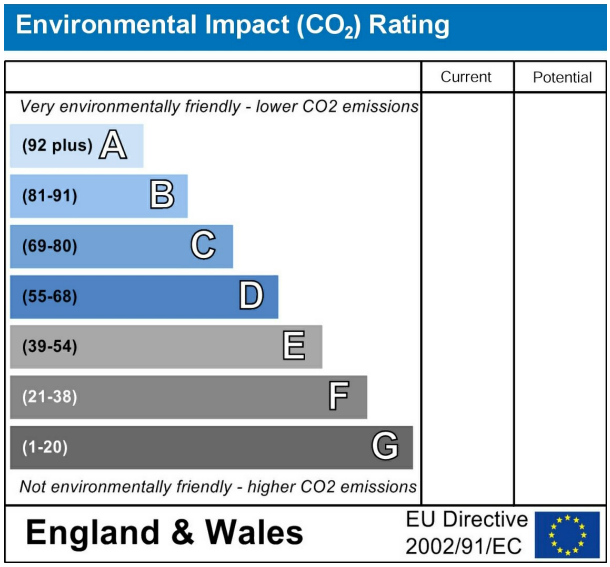

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
73
England & Wales
EU Directive 2002/91/EC


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