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Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Kelari, Shepton Lane, Pickworth, Sleaford, NG34 0TQ

£300,000 GUIDE PRICE

- Individual Detached Bungalow
- Village Location
- Spacious Accommodation
- Large Lounge/Diner
- Enclosed Private Rear

A unique opportunity has arisen to purchase a spacious individual detached bungalow located in a quiet and peaceful rural location. This property will appeal to many different buyers. Young families, buyers working from home and anyone living with a disability. Viewing is essential to appreciate everything this particular bungalow has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

Timber part glazed front door to spacious Entrance Hallway:
Two radiators, access to part boarded roof storage space.

KITCHEN

9' 8" x 11' 3" (2.95m x 3.43m) Fitted wall mounted and floor standing white fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer, eye level double electric oven, four ring ceramic hob with extractor fan over, space for fridge/freezer, vinyl flooring, radiator, inset ceiling spot lights.

LOUNGE/DINER

22' 2" x 11' 9" (6.76m x 3.58m) A spacious living and family space, stone fire surround, polished stone hearth, TV point, radiator, open through to Conservatory.



STUDY

6' 0" x 8' 3" (1.83m x 2.51m) Radiator, step down to Bedroom 1.

UTILITY ROOM

4' 11" x 7' 3" (1.5m x 2.21m) Floor standing oil central heating boiler, space and plumbing for automatic washing machine and tumble dryer, ceramic floor tiles, radiator, part glazed door to outside.

CONSERVATORY

10' 6" x 10' 2" (3.2m x 3.1m) Constructed dwarf brick walls with uPVC units over, warm pitched roof with inset ceiling spotlights, wooden effect vinyl flooring, French doors opening to outside.

BEDROOM 1

9' 10" x 14' 3" (3m x 4.34m) Picture rail, TV point, pedestrian door to part converted single garage/store room, radiator, window to front.

Store Room: 4'0" x 10'2".

MASTER BEDROOM

13' 7" x 11' 4" (4.14m x 3.45m) Inset ceiling spotlights, radiator, window to front.

WET ROOM

Low level WC with concealed flush, pedestal wash handbasin, walk in shower with curved glass screen, fully tiled walls, non-slip flooring, radiator.

BEDROOM 2

9' 9" x 13' 0" (2.97m x 3.96m) Picture rail, radiator, window to side.

BEDROOM 3

8' 4" x 9' 4" (2.54m x 2.84m) Radiator, window to front.

FAMILY BATHROOM

Panelled bath, wash hand basin with vanity cupboard under, low level WC, corner shower cubicle, complimentary splash back tiling, vinyl flooring, radiator, extractor fan, inset ceiling spotlights.

EXTERNALLY

HOME OFFICE

7' 10" x 12' 10" (2.39m x 3.91m) Cabin Master fully insulated home office with sliding patio doors, power, heating, inset ceiling spot lights and internet connection.

GARDEN

The front of this bungalow is open plan and benefits from a good size driveway which provides off road parking for several cars. The rear garden is a lovely feature of this property and offers a good degree of privacy. It benefits from paved pathways and wheelchair friendly access to a purpose built home office. There is a paved patio seating area with the remainder of the garden mostly laid to lawn with a variety of mature trees and shrubs.

DIRECTIONS

From Eckfords & Longstaff office proceed to the centre of Boume. At the traffic lights turn left and head North along the A15. After approximately 8 miles in the village of Folkingham turn left into Church Street. Continue on this road and eventually turn Right heading towards Pickworth. Turn left into Shepton Lane. The bungalow is on the right hand side.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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