NEWTONFALLOWELL



Southgate Spinneys, South
Rauceby
£399,995

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Key Features

- Three Bed Detached Bungalow
- Three Reception Rooms
- Garage & Ample Parking
- Oil Central Heating/Double Glazing
- Popular Village
- Grounds of Approx Quarter Acre
- EPC rating E















Located within this particularly sought after village with grounds of approximately ¼ of an Acre and a South Facing Rear Garden, an Extended Three Bedroom Detached Bungalow with more than Ample Parking, Garage, Double Glazing and Oil Central Heating. The property offers No Forward Chain and Early viewing is highly recommended to appreciate the enviable position of this property and size of accommodation available. The full accommodation comprises Reception Hall, 24'4 Lounge, Study, Separate Dining Room, Kitchen, Three Bedrooms, shower Room and Family Bathroom. Outside, a drive provides Parking and approaches the Garage and there is further parking to the side. The rear garden is particularly private and sheltered.

Lounge
7.42m x 3.89m (24'4" x 12'10")

Dining Room
4.65m x 2.67m (15'4" x 8'10")

Study
2.67m x 2.34m (8'10" x 7'8")

Kitchen
3.58m x 2.82m (11'8" x 9'4")

Bedroom One
4.19m x 3.56m (13'8" x 11'8")

Bedroom Two
3.58m x 2.95m (11'8" x 9'8")

Bedroom Three
3.15m x 2.44m (10'4" x 8'0")

Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

As part of our continued commitment to providing the best advice to all 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.











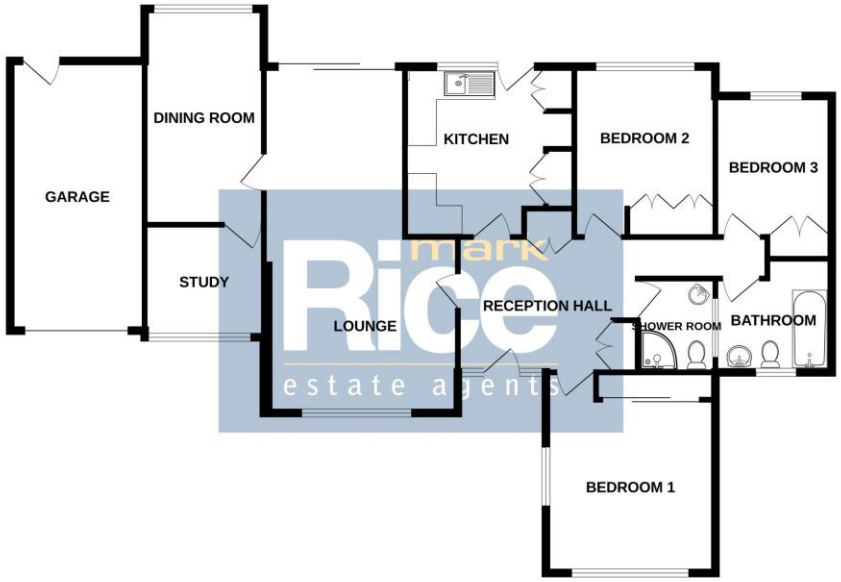






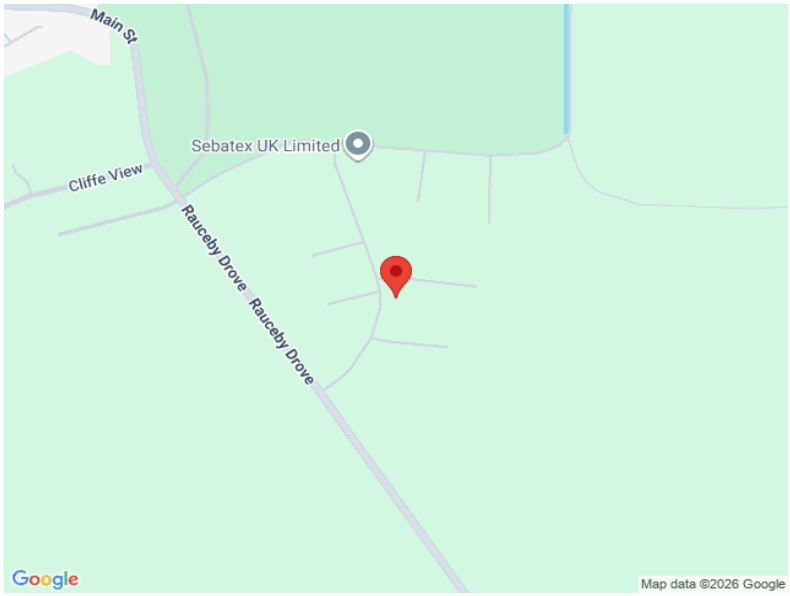
Floorplan

GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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