



The Pelican, Aunsby  
£510,000



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## Key Features

- Executive Extended Detached Bungalow
- Three Double Bedrooms
- Open Plan Lounge/Kitchen/Diner with Vaulted Ceiling and Exposed Beams
- Landscaped Gardens with Open Countryside/Paddock Views to Rear
- Sought After Rural Village
- Beautifully Presented Throughout
- EPC rating D
- Current Council Tax Band B





Tucked away within the picturesque rural village of Aunsby, this exceptional three-bedroom detached bungalow offers an outstanding blend of character, space and high-end modern living. Beautifully designed around an impressive open-plan kitchen, dining and living space with vaulted ceilings and exposed beams, the property delivers a real wow-factor from the moment you step inside. Finished to an immaculate standard throughout, the home also benefits from three generous double bedrooms, including a luxurious principal suite with en-suite shower room, alongside a utility room, WC and integral garage. Outside, the property continues to impress with stunning landscaped gardens, extensive patio entertaining areas and peaceful views across paddock land to the rear, creating a private countryside retreat perfect for both relaxing and entertaining. A rare opportunity to acquire a truly unique home in one of the area's most desirable village settings.

Aunsby is a charming and peaceful Lincolnshire village, surrounded by beautiful countryside and offering an ideal balance of rural living with convenient access to nearby towns. Located just a short drive from Sleaford and Bourne, the village benefits from excellent road links via the A15 and A52, providing easy

connections to Lincoln, Grantham and Peterborough, with direct rail services to London available from Grantham. Popular with families and those seeking a quieter lifestyle, Aunsby offers a strong sense of community while remaining within reach of local amenities, schools and transport connections.

### Entrance Hall

With uPVC glazed door to front garden, access to loft space with loft ladder and part boarded.

### Lounge Area

4.84m x 4.24m (15'11" x 13'11")

With feature brick built fire place with log burner, bay window to front aspect, TV and BT points, window to rear aspect and radiator.

### Dining Area

4.78m x 2.97m (15'8" x 9'8")

With French doors to front garden, window and door overlooking the paddocks to rear.

### Kitchen

4.78m x 5.04m (15'8" x 16'6")

Beautifully presented breakfast kitchen with a range of base and eye level units with work surface over, inset one and a half sink with mixer tap and drainage area, integrated dishwasher, eye level integrated steam oven, separate oven below and warming drawer, five ring induction hob with extractor hood over, wine cooler, central island with storage under and electric points, breakfast bar, windows to front and rear aspects . space for american style fridge freezer with plumbing.





### Utility Room

5m x 2.53m (16'5" x 8'4")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, heated towel rail, upvc door to front driveway, personnel door to garage, window to rear aspect.

### WC

With low level wc, hand wash basin, window to front aspect and heated towel rail.

### Bedroom One

3.77m x 4.16m (12'5" x 13'7")

With windows to front and side aspects and radiator.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

### Bedroom Two

3.03m x 3.64m (9'11" x 11'11")

With window to rear aspect and radiator.

### Bedroom Three

3.03m x 3.64m (9'11" x 11'11")

With window to rear aspect and radiator.



### Family Bathroom

Four piece bathroom comprising mains fed shed, paneled bath, hand wash basin, low level wc, heated towel rail and window to side aspect.

### Garage

5.23m x 2.63m (17'2" x 8'7")

With electric roller garage door and door through to Utility Area.

## Agents Note

These are draft particulars awaiting vendor approval.

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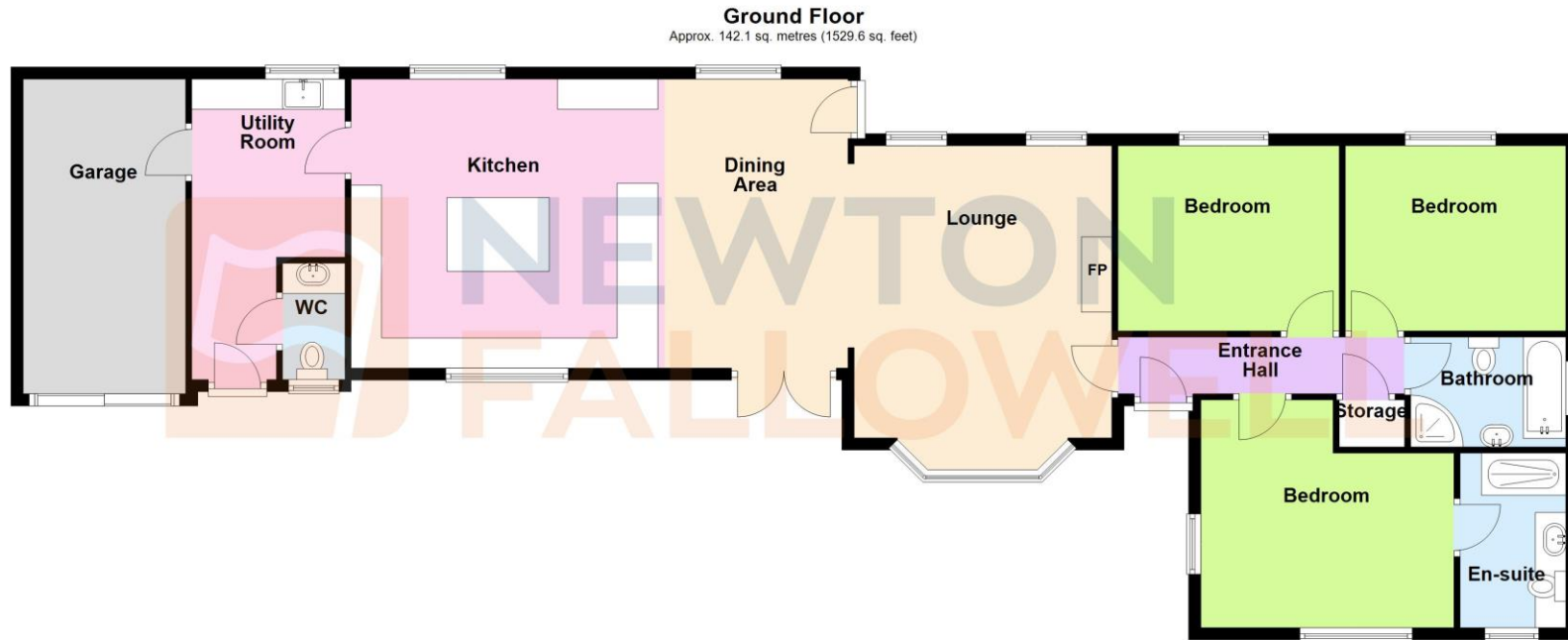
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# Floorplan



Total area: approx. 142.1 sq. metres (1529.6 sq. feet)  
The Pelican, Aunsby



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