



# Rydal

This three bedroom detached bungalow offers plenty of virtues both inside and out, with an abundance of secure, double-gated parking (plus garage), a superbly proportioned lounge and a sun room overlooking the garden - which is every bit as lovely as the photos suggest.

The property benefits from a scheme of substantial improvements including new doors and windows (with triple glazing to the three bedrooms), new radiators, rewiring and updated décor. The accommodation features three double bedrooms, an updated kitchen with central island and pantry, lounge, cloakroom and bathroom together with the aforementioned sun room/garden room.

Sibsey itself lies approximately four miles North of Boston, offering easy access to the Hospital, High school and Tower Road and St Marys schools respectively. The village benefits from an excellent range of amenities including a shop/post office, pub and primary school and is only a few miles from the Lincolnshire Wolds, much of which is designated as an Area of Outstanding Natural Beauty.

- Well-Presented Detached Three Bedroom Bungalow
- Generous Double-Gated Parking and Garage
- Extensive, Attractive Gardens
- Updated Kitchen, Décor, and Replacement Windows and Doors
- Lounge and Sun Room
- Oil-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'C'. EPC 'D 55'







**Entrance** - Via canopy porch with light and part-glazed door into the **Entrance Hall** - The hall has the benefit of a built-in cloaks cupboard, an airing cupboard with hot water cylinder and shelving, radiator and loft access, with the loft having retractable ladder and being part-boarded. Doors are arranged off to:

- **Kitchen 3.57m x 3.03m (11'9" x 9'11")** – The kitchen has been recently updated, being light and contemporary it includes cupboards and drawers at both base and eye level plus a useful central island with extra storage and breakfast seating space. Fitted work surfaces include a stainless steel sink/drainers with mixer tap and a single induction hob with extractor canopy over. Integral eye level oven and microwave oven and spaces for fridge/freezer, washing machine and dishwasher. The kitchen has uPVC door leading out to the side garden a further door to the **Pantry** with fitted shelving.
- **Lounge 3.67m x 6.56m (12'1" x 21'6")** – The spacious lounge enjoys plenty of natural light, courtesy of a double aspect with uPVC windows to the front and rear. Open fireplace, radiator and uPVC French doors to:

**Sun Room/ Garden Room 2.28m x 5.92m (7'6" x 19'5")** – The sun room offers plenty of space for dining/entertaining and has radiator, uPVC window and French doors to the side and uPVC patio doors leading out to the rear decking and garden.

**Bedroom One 3.63m x 3.04m (11'11" x 10'0")** – Bedroom one has uPVC window overlooking the front garden and radiator.

**Bedroom Two 2.70m x 2.74m (8'10" x 9'0")** - Also a good sized double bedroom with uPVC window overlooking the front and radiator

**Bedroom Three 2.51m x 3.04m (8'3" x 10'0")** - Bedroom three has window to the side, radiator and built in wardrobe with hanging space.

**Bathroom** – Comprising a suite of panel bath with Triton shower over and a pedestal hand basin. Tiled walls and a radiator.

**Cloakroom** – With uPVC obscured window to the side and a low-level WC.

## Outside

The property is set well-back from the road, approached through double wooden gates which lead on to a generous tarmac driveway with space for multiple vehicles. The driveway extends up to the main entrance (having outside tap) and to the **Garage** – Having up/over door and measuring **5.19m x 2.62m (17'0" x 8'7")**.

The attractive front garden has been laid to lawn with hedging creating some welcome screening from the road. Timber fencing encloses the sides of the property, with footpaths extending to provide gated access to each side.

The rear garden will be a highlight for many viewers. Principally laid to lawn with an area of decking off the garden room, the garden is a lovely size and was full of sun during my visits. The plot is also quite wide with storage space and a former coal bunker on the right, whilst the left side is of a low maintenance gravel design with a pond, raised planter and two greenhouses. This area also serves as a sheltered seating area and has outside tap and electric sockets.









Total area: approx. 108.3 sq. metres (1166.3 sq. feet)

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Plan produced using PlanUp.

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