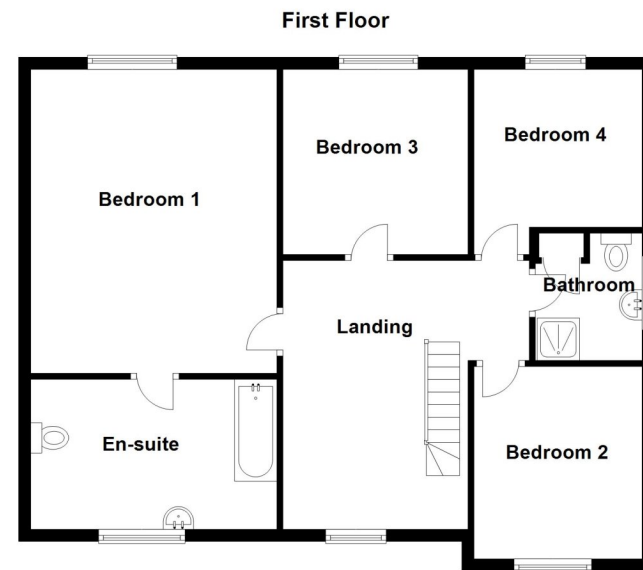
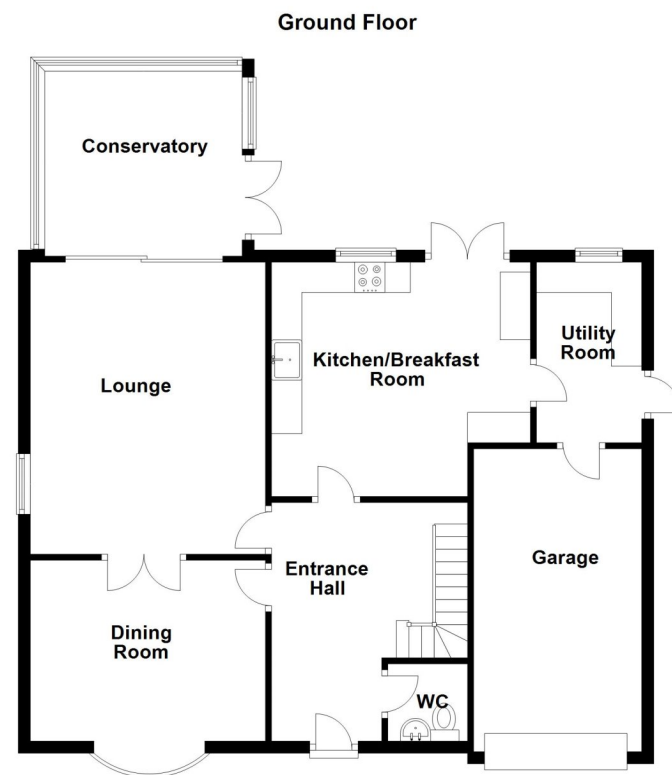


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



3 Paddock Rise, Ingoldsby, Grantham, Lincolnshire, NG33 4EG

£475,000 Freehold

A superbly presented four bedroom detached family home with fantastic mature south facing garden. The property offers excellent accommodation that has been much improved by the current vendors benefiting from, lounge, dining room and conservatory, newly fitted kitchen/breakfast room with Quartz worktops and utility room off plus downstairs cloakroom. On the first floor there is a spacious master bedroom with en-suite bathroom, three further bedrooms and modern fitted shower room. Outside there is a gravelled driveway providing ample off road parking leading to an integral single garage. The property is located in this sought after village giving easy access to Sleaford, Bourne, Stamford and Grantham with its main line train station to London/Kings Cross. Please call 01778 392807 for more information.

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See things differently.



ACCOMMODATION

Entrance Hall - With turning staircase to the first floor, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Lounge - 15'10" x 12'11" (4.83m x 3.94m) With attractive brick fireplace with woodburning stove, radiator, power points and french doors leading to:

Conservatory - 10'9" x 9'6" (3.28m x 2.9m) Being half brick with upvc double glazed windows and doors onto the rear garden, tiled flooring and power points.

Dining Room - 12'10" x 9'10" (3.9m x 3m) With upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 14' x 12'7" (4.27m x 3.84m) With fantastic newly fitted units comprising, Belfast sink with cupboard below, excellent range of wall and base units complemented with Quartz worktops, built in double oven, gas hob with extractor above, space for fridge freezer, part tiled walls, radiator, upvc double glazed window and french doors onto the rear garden and door leading to:



Utility Room - 9'7" x 5'9" (2.92m x 1.75m) With range of fitted units, space and plumbing for washing machine and tumble dryer, upvc double glazed window to the rear and door to the garage.

First Floor Landing - A spacious galleried landing with access to the loft and door leading to:

Bedroom One - 16' x 12'10" (4.88m x 3.9m) With upvc double glazed window to the rear, radiator, power points and door leading to:

En-Suite Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 10'2" x 9'3" (3.1m x 2.82m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 10'2" x 9'8" (3.1m x 2.95m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 9'7" x 8'1" (2.92m x 2.46m) With upvc double glazed window to the rear, radiator and power points.



Shower Room - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls and flooring, heated towel rail, built in airing cupboard, and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking leading to:

Garage - 16'10" x 9'4" (5.13m x 2.84m) With electric roller door, replacement oil fired boiler supplying hot water and central heating, water softener, power and light and personal door to the utility room.

Rear Garden - A mature garden having been lovingly tendered by its current owner which is home to an abundance of wildlife. From seating areas, a patio, a potting shed, greenhouse, two sheds and log stores plus mature shrubs and perennials offering reoccurring beauty, the garden is certainly a space which can be enjoyed throughout the year.

Summer House - 7' x 7' (2.13m x 2.13m)

Potting Shed - 10'6" x 6'6" (3.2m x 1.98m)

