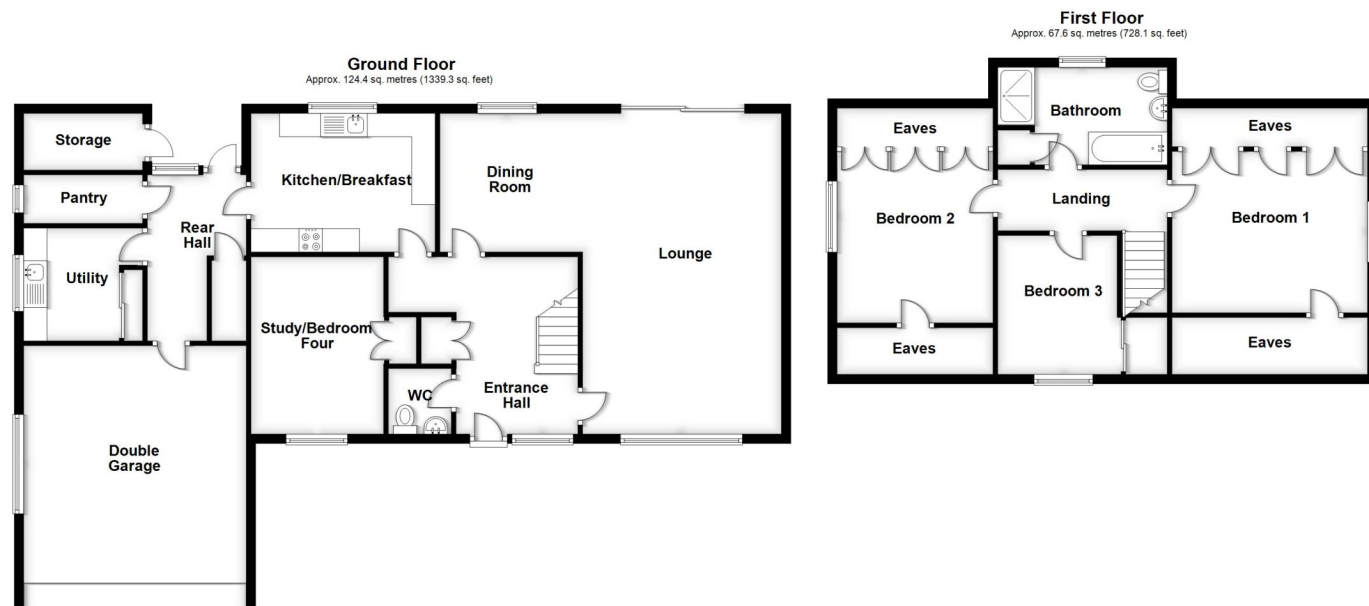


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 192.1 sq. metres (2067.4 sq. feet)



28 Main Street, North Rauceby, Sleaford, Lincolnshire, NG34 8QP

£475,000 Freehold

Winkworth are pleased to offer for sale this recently modernised Three/Four Bedroom property situated on an impressive plot with extensive landscaped gardens that overlook scenic countryside.

STUNNING DETACHED HOME | EDGE OF VILLAGE LOCATION | SET BACK FROM THE ROAD | CARRIAGE DRIVEWAY | AMPLE PARKING | INTEGRAL DOUBLE GARAGE | SPACIOUS LOUNGE/DINER | WELL PROPORTIONED ACCOMMODATION | THREE DOUBLE BEDROOMS | FOUR BEDROOM/STUDY/SNUG | COUNTRYSIDE VIEWS TO REAR | IMMACULATELY PRESENTED THROUGHOUT | WELL MAINTAINED & LANDSCAPED GARDENS | POTENTIAL BUILDING PLOT SUBJECT TO PLANNING | APPROX. 0.5 ACRE PLOT SUBJECT TO SURVEY



This chalet-style home provides exceptionally adaptable and pristine living spaces. The property is located in the ever popular and sought-after village, of North Rauceby and was originally built to a high standard by a reputable local builder.

The accommodation comprises of Entrance Hall, Downstairs Cloakroom, extremely spacious Lounge, Dining Room, Study/Fourth Bedroom, Breakfast Kitchen, Utility Room, Rear Hall, Pantry, Three well-proportioned Bedrooms and a very stylish and modern Family Bathroom.

The property features oil-fired central heating and uPVC double glazing. It includes a carriage driveway, an integral double garage, and spacious front gardens set well back from the road. The rear gardens are particularly notable, being principally laid to lawn with numerous mature trees, plants and shrubs, fencing to all aspects and a spacious decking area perfect for sitting and enjoying the stunning open field views.

The site extends to just over 0.5 acres (subject to survey), with possible potential for a building plot at the rear. Interested buyers should conduct their own investigations.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 22'8" x 13'11" (6.9m x 4.24m)

Dining Room - 9'10" x 9'3" (3m x 2.82m)

Breakfast Kitchen - 12'10" x 9'9" (3.9m x 2.97m)

Study/Bedroom Four - 12'5" x 9'4" (3.78m x 2.84m)

Pantry

Utility Room - 8'4" x 7'11" (2.54m x 2.41m)

Bedroom One - 13'11" x 11'3" (4.24m x 3.43m)

Bedroom Two - 11'5" x 11'1" (3.48m x 3.38m)

Bedroom Three - 9'11" x 7'11" (3.02m x 2.41m)

Family Bathroom

Double Garage - 17'7" x 15'7" (5.36m x 4.75m)

Outside Store - 8'2" x 4' (2.5m x 1.22m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E