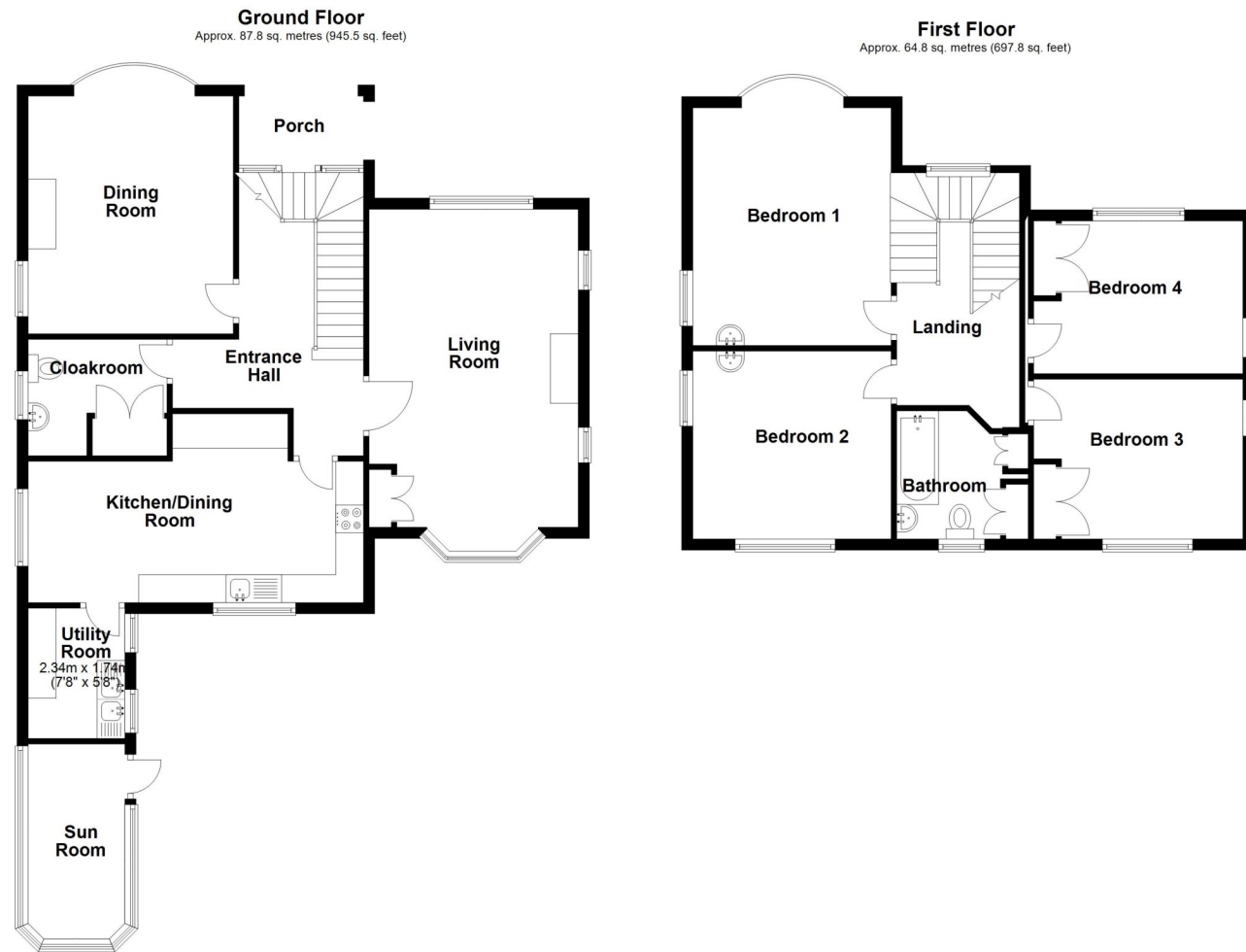


**Oakleigh, Main Road, Anwick,
Sleaford**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Total area: approx. 152.7 sq. metres (1643.4 sq. feet)



Oakleigh, 68 Main Road, Anwick, Sleaford, Lincolnshire, NG34 9SU

O.I.E.O £325,000 Freehold

Having not been sold since being built this spacious 4 double bedroom detached home in the village of Anwick is truly a rare opportunity.

The property would benefit from some cosmetic improvements but retains numerous original features such as several stained glass windows, and impressive oak stained glass door and surround, parquet flooring to entrance hall and living room, panelled staircase and is also set in a generous and established plot.

SPACIOUS FOUR BEDROOM HOME | VILLAGE OF ANWICK | GENEROUS AND ESTABLISHED PLOT | RETAINING ORIGINAL FEATURES | PANELLED STAIRCASE | OFF ROAD PARKING

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ACCOMMODATION

Porch - A brick built arched porch with tiled flooring leads to front door.

Entrance Hall - Approached via an impressive oak door with two side windows with stained glass glazing the entrance hallway has window to side aspect, radiator return staircase to 1st floor and parquet flooring.

Living Room - 18'9" x 12'4" (5.72m x 3.76m) Being triple aspected with UPVC window to front aspect, UPVC bay window with window seat to rear aspect, two stained glass glazed windows to side aspect, period tiled fireplace and hearth housing open fire, radiators, television point, wall lights, built in cupboard, picture rail.

Dining Room - 14' x 12'2" (4.27m x 3.7m) UPVC bow window to front aspect, stained glass glazed window to side aspect, period tiled fireplace with open fire, radiator, coving to ceiling.

Kitchen Dining Room - 19'8" x 8'3" (6m x 2.51m) Being dual aspected with UPVC windows to side and rear aspects, hardwood door to rear aspect leading to garden, radiator, fitted with a generous range of base and eye level units with bevel edged work surfacing over, stainless steel sink, electric cooker point, wood effect flooring, space for washing machine and fridge.

Utility Room - 7'7" x 5'8" (2.3m x 1.73m) Having 2 UPVC windows to side aspect, floor standing oil fired boiler, twin drainer enamelled sink, space for additional appliances with bevel edged work surfacing over.

Cloakroom - Opaque glazed window to side aspect, generous linen store, fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator.

Sun Room - 11'6" x 7'6" (3.5m x 2.29m) Being of brick and timber construction with radiator.



Landing - Return staircase with oak panelling and window to front aspect rises from entrance hallway to 1st floor landing giving access to all 1st floor rooms, radiator and loft access.

Bedroom 1 - 14'11" x 11'9" (4.55m x 3.58m) UPVC bow window to front aspect, stained glass window to side aspect, pedestal hand wash basin, radiator picture rail.

Bedroom 2 - 13'8" x 10'9" (4.17m x 3.28m) UPVC window to rear aspect, stained glass glazed window to side aspect, pedestal hand wash basin, radiator, picture rail.

Bedroom 3 - 12'4" x 9'6" (3.76m x 2.9m) UPVC window to rear aspect, window to side aspect, built in double wardrobe, radiator, coving to ceiling.

Bedroom 4 - 12'4" x 9' (3.76m x 2.74m) UPVC window to front aspect, window to side aspect, built in double wardrobe, radiator.

Bathroom - Opaque glazed UPVC window to rear aspect, having a bank of useful storage and airing cupboards with lagged hot water cylinder, fitted with a 3 piece suite comprising panelled bath with electric shower over, close coupled WC, pedestal hand wash basin, 3/4 height wall tiling, towel radiator.

Outside - The property boasts a generous and established plot with grounds to the front side and rear.

The front garden is laid to lawn with inset mature trees shrubs and flowers, there is a gravelled driveway offering off street parking.

The rear garden is southerly facing with a shaped lawn, established flower beds, a raised decked seating area, concrete and gravelled patio, gated side entrance and panelled fencing.

The garden further extends to the westerly elevation with a 2nd grassed lawn area, an Astro turfed lawn, potting shed, brick store and timber shed and established shrubbery.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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