

EPC TO FOLLOW



Peach Cottage, 29 Station Road, Screddington, Lincolnshire, NG34 0AB

£385,000 Freehold

This Immaculately Presented Rural Village Cottage boasts a stunning wrap around garden and envious field views to side and rear aspects. This Four Bedroom detached home has been modernised and improved by the current vendor and offers well-proportioned accommodation, which briefly comprises of Entrance Hall, Snug, Lounge, Large Kitchen/Diner, Conservatory, Utility, Downstairs W/C, Four Bedrooms, Shower Room, Large Gardens and Oversized Detached Garage.

DETACHED HOUSE | FOUR WELL PROPORTIONED BEDROOMS | KITCHEN/DINER | DRIVEWAY AND LARGE OVERSIZED GARAGE | LARGE WRAP AROUND GARDEN | RURAL VILLAGE | IMMACULATELY PRESENTED | NO CHAIN



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ACCOMMODATION

Entrance Hall - Approached via a part glazed door to front aspect, shaped beamed ceiling, UPVC window to front aspect, wood effect flooring, radiator.

Lounge - 15'2" x 11'8" (4.62m x 3.56m) Having a UPVC box bay window to front aspect, wood effect flooring, radiator, power points, coving to ceiling and stunning oak staircase rising to the first floor.

Kitchen Dining Room - 27'3" x 8'7" (8.3m x 2.62m) Being dual aspect with UPVC windows to side aspect, UPVC French doors with two full height side windows to other side aspect leading to the Conservatory, being updated by the current owner with modern shaker style kitchen with a range of base, eye level and larder units with complimenting worktop over, one and a half bowl composite sink, induction hob with extractor over, electric oven, built in fridge and slim line dishwasher, wood effect flooring, radiator and power points.

Utility Room - 11'1" x 7'8" (3.38m x 2.34m) With half glazed UPVC door and two side windows to side aspect leading to patio and garden, built in airing cupboard incorporating floor standing oil fired boiler, fitted kitchen units with worksurfacing over, space for appliances, ceramic tiled flooring.

Cloakroom - UPVC window to side aspect, fitted with a 2 piece suite comprising close coupled WC, vanity unit housing hand wash basin, ceramic tiled flooring, radiator.

Sitting Room - 11'5" x 11' (3.48m x 3.35m) Walk in UPVC box bay window to front aspect, log burner in recessed fitment on quarry tiled hearth, television point, radiator.

Conservatory - 9'9" x 9'8" (2.97m x 2.95m) Being of glazed and UPVC construction with a pitched polycarbonate roof, french doors to garden and ceramic tiled flooring.

Landing - A dog leg oak staircase rises from Lounge to 1st floor landing with loft access and coving to ceiling.



Shower Room - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising walk in ceramic tiled and glazed double shower cubicle with remote control mains fed shower, close coupled WC, vanity unit housing hand wash basin, fully tiled walls, heated towel radiator.

Bedroom - 11'9" x 11'5" (3.58m x 3.48m) With UPVC window to front aspect, radiator, coving to ceiling.

Bedroom - 11'5" x 11'4" (3.48m x 3.45m) Having UPVC window to front aspect, built in linen store with radiator, coving to ceiling, radiator.

Bedroom - 8'8" x 8'6" (2.64m x 2.6m) UPVC window to rear aspect, radiator.

Bedroom - 8'9" x 7'1" (2.67m x 2.16m) With UPVC window to side aspect, radiator.

Outside - The property sides and backs onto paddocks and is centrally positioned within its generous plot, to the right hand side and accessed by a 5 bar gate is a substantial concrete driveway offering off street parking for numerous vehicles leading to the detached oversized single garage 18'2" x 13'3" having electric roller door to front elevation, window and personal door to side elevation, light, power and loft storage.

the gardens are very generously proportioned and a credit to the current owner, they is a large shaped lawn, inset trees plants shrubs and flowers, shaped beds, a paved seating area with pergola, and a generous vegetable garden with raised beds, shed and potting shed.

Agents Note - The hot tub could be available by separate negotiation.