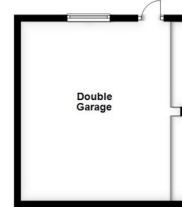
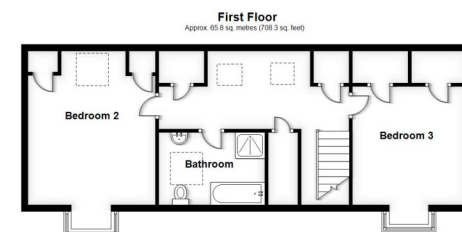


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 256.0 sq. metres (2755.6 sq. feet)

Mill Lodge, 1 Mill Lane, Horbling, Sleaford, NG34 0PP

Offers Over £550,000 Freehold

NO CHAIN Winkworth are delighted to offer for sale this superbly presented and individually built Four Bedroom Detached Home constructed in stone and finished to a high specification throughout.

NO CHAIN | STUNNING INDIVIDUALLY BUILT HOME | STONE CONSTRUCTION | OFFERING ALMOST 2500 SQ FT | SPACIOUS ACCOMMODATION | HIGH SPECIFICATION THROUGHOUT | GARDEN ROOM & SUN ROOM | LARGE DINING HALL | EN-SUITE SHOWER ROOM & FAMILY BATHROOM | AMPLE PARKING | DETACHED DOUBLE GARAGE | BEAUTIFULLY LANDSCAPED REAR GARDEN | FLEXIBLE ACCOMMODATION | WEST FACING REAR GARDEN | OVERLOOKING PADDOCK LAND TO REAR



The front of the property offers ample off street parking for numerous vehicles leading to the Detached Double Garage. The rear garden is of particular note, being non overlooked, principally laid to lawn with edged borders well stocked with numerous established plants and shrubs. There is a large paved patio area perfect for enjoying the afternoon sun. The rear garden backs onto paddock land with beautiful views.

This lovely home offers approx 2755 sqft of accommodation which is particular spacious and offers flexible living with Two Bedrooms to the ground floor with one boasting an En-Suite Shower Room.

As you enter into the Dining Hall, you are blown away by the impressive solid oak staircase and characterful flagstone flooring. There is also underfloor heating, UPVC double glazing with newly added UPVC high grade French doors out onto the garden, as well as solar PV producing a small income.

Other features include solid oak internal doors, modern Bathrooms, solid wooden Kitchen, vaulted ceilings in both the Sun Room & Lounge, numerous built in wardrobes and storage cupboards, two Downstairs Cloakrooms and a timber home office in the garden,



which benefits from power, lighting, plumbing and drainage, making it the ideal 'work from home office' subject to the necessary permissions.

Horbling is a popular and quaint village conveniently positioned with easy links to both Sleaford & Grantham. Just around the corner from this delightful home is 'The Plough Inn' which is a highly rated local pub. It is approximately 1 mile from Billingborough which offers a wide range of amenities including shops, a highly reputable doctors surgery, takeaways and much more.

A viewing is highly recommended to appreciate the size and position of this rarely available home.

ACCOMMODATION

Garden Room - 13'4" x 12'4" (4.06m x 3.76m)

Dining Hall - 23'7" x 14'4" (7.2m x 4.37m)

W/C

Kitchen - 17'9" x 14'3" (5.4m x 4.34m)

Utility Room - 10'3" x 8'1" (3.12m x 2.46m)

Downstairs Cloakroom

Lounge - 19'9" x 14' (6.02m x 4.27m)

Snug - 14' x 9'11" (4.27m x 3.02m)

Sun Room - 10'9" x 10'3" (3.28m x 3.12m)

Bedroom One - 14'8" x 11'10" (4.47m x 3.6m)

En-Suite Shower Room

Bedroom Two - 15'8" x 13' (4.78m x 3.96m)

Bedroom Three - 12'10" x 11'10" (3.9m x 3.6m)

Bedroom Four - 11'11" x 9'5" (3.63m x 2.87m)

Family Bathroom

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F