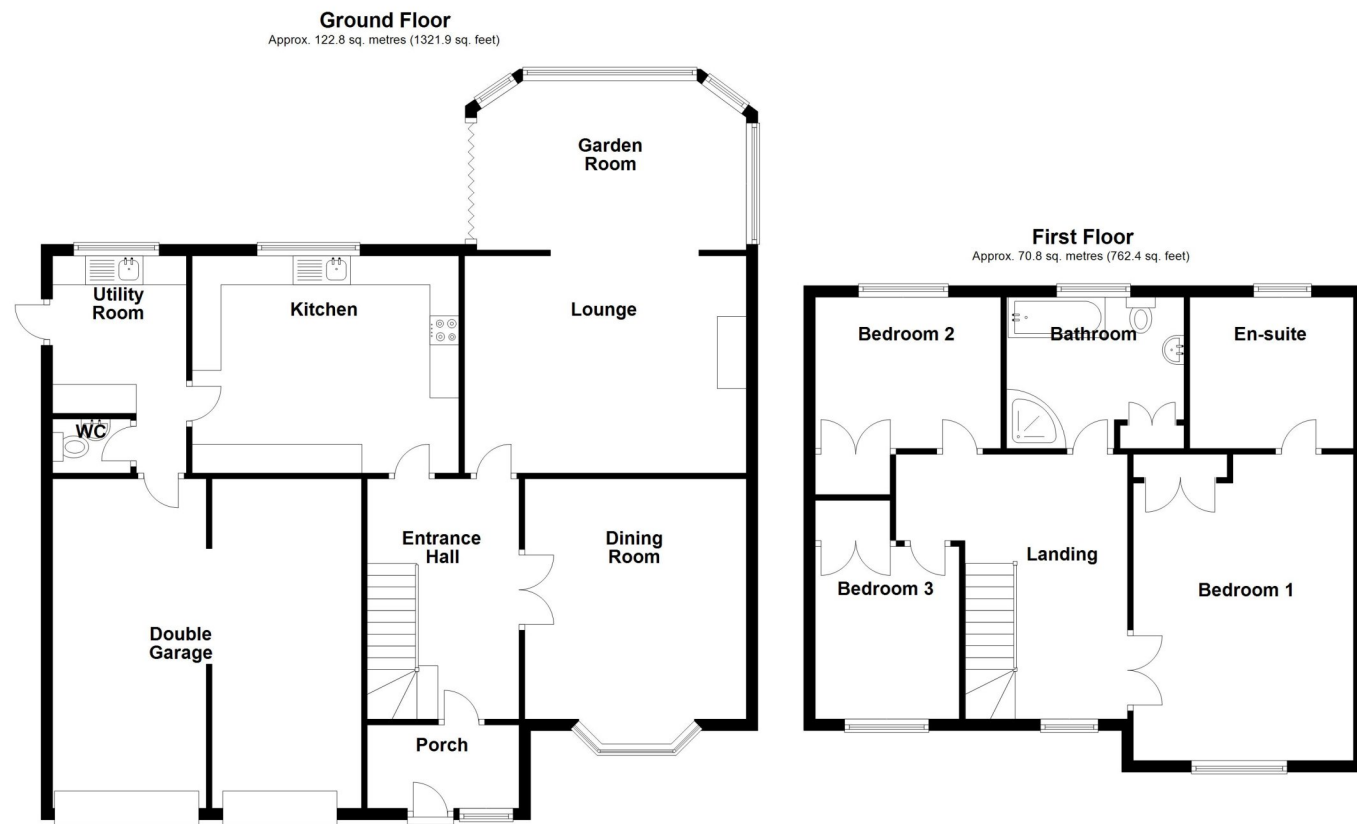


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive



Total area: approx. 193.6 sq. metres (2084.3 sq. feet)



Oakwood, High Street, Pointon, Sleaford, Lincolnshire, NG34

£365,000 Freehold

We are delighted to offer for sale this impressive much improved three bedroom detached family home which has the square footage of a four bedroom that really must be viewed to fully appreciate. The property benefits from excellent accommodation benefiting from, lounge with woodburning stove, separate dining room with bay window and wood burner, impressive garden room with doors onto the rear garden, kitchen/breakfast room with utility room and cloakroom off. Upstairs there is an impressive master bedroom with fantastic newly fitted en-suite shower room, two further bedrooms and a family bathroom. Outside there is a generous block paved and gravelled driveway leading to a double garage and to the rear a lovely fully enclosed garden making this home a must view. Please call 01778 392807 for more information.

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 bourne@winkworth.co.uk
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See things differently.



Utility Room - 11'4" x 7'5" (3.45m x 2.26m) With sink with cupboard below, range of fitted units, space and plumbing for washing machine and tumble dryer, door to the side and door leading to:

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

First Floor Landing - With window to the front and door leading to:

Master Bedroom - 14'11" x 12'7" (4.55m x 3.84m) With window overlooking the front, part panelled walls, radiator, power points, fitted wardrobe and door leading to:

En-Suite Shower Room - A super newly fitted suite comprising, walk in shower cubicle, freestanding bath, low level wc, wash hand basin, part tiled walls, heated towel rail, LVT flooring and frosted window.

Bedroom Two - 10'10" x 8'5" (3.3m x 2.57m) With window overlooking the rear, radiator, built in wardrobes and power points.

Bedroom Three - 10'3" x 8'1" (3.12m x 2.46m) With window overlooking the front, radiator, built in wardrobes and power points.

Family Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, tiled walls, frosted window, heated towel rail and built in airing cupboard.

Outside - To the front there is a gated front driveway leading to a block paved and gravelled drive providing ample off road parking leading to a DOUBLE GARAGE with up and over doors, power and light plus personal door to the utility room. The rear garden has a paved patio with sleeper borders leading to a fully enclosed lawned garden with flower and shrub borders. There is also a timber shed and outside lighting.

ACCOMMODATION

Porch - With door leading to.

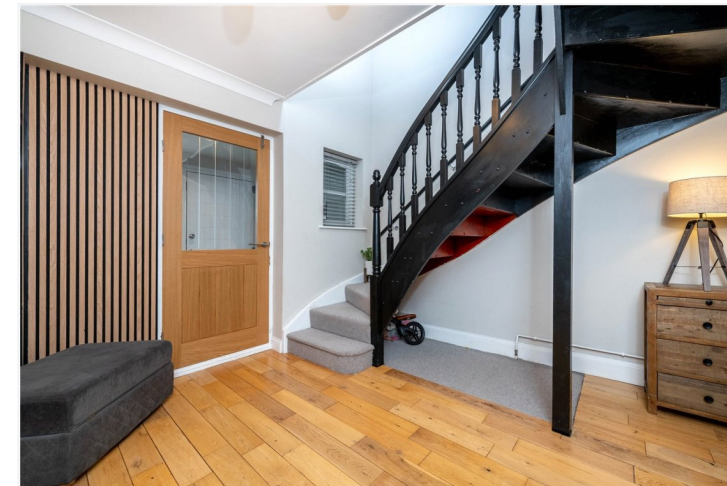
Entrance Hall - With oak flooring, stairs leading to the first floor, power points and doors leading to:

Dining Room - 13'7" x 12'7" (4.14m x 3.84m) With oak flooring, woodburning stove, bay window overlooking the front, dado rail, power points and radiator.

Lounge - 15'11" x 12'5" (4.85m x 3.78m) With attractive feature fireplace with woodburning stove, radiator, radio rail, power points and open to:

Garden Room - 11'4" x 9'1" (3.45m x 2.77m) With doors leading to the rear garden and further window, laminate flooring and power points.

Kitchen/Breakfast Room - 15'2" x 12'5" (4.62m x 3.78m) With fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in oven and hob with extractor canopy above, space for american fridge freezer, part tiled walls, laminate flooring, window overlooking the rear and door leading to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold