

***WILLOUGHBY CLOSE,
SILK WILLOUGHBY, NG34 8QY***



£220,000

A rare opportunity to purchase an improved and particularly well presented Two Bedroom Detached Bungalow with much larger than average gardens, more than Ample Parking and located within this popular village. The property is situated at the head of a small cul-de-sac and provides good sized and versatile accommodation comprising Entrance Porch, Hall, Lounge, Two Double Bedrooms, Bathroom, Separate W.C, 12'7 x 9'5 Dining Kitchen and, 13'7 Conservatory with views over the garden. There is a Short Garage/Storage Room, Work Room/Study and the property is Double Gazed and benefits from Oil Central Heating. Early viewing is highly recommended to fully appreciate the size of the gardens and the peaceful retreat they form.

Location:

Silk Willoughby is a thriving, rural hamlet with Public House and garden centre and is situated close to the Market Town of Sleaford which has facilities to cater for most day to day needs.

Directions:

From our office follow the one way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossing turn right and filter left into London Road. Continue into Silk Willoughby taking the second turning on the left into Gorse Lane. Bear left in to Willoughby Close and the property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Porch with further door to the Hall having built-in cupboard, radiator, airing cupboard and loft access.

Lounge: 5.05m (16'7") x 3.30m (10'10") extending to 3.76m (12'4")
Having two large picture windows, double and single radiators, open fireplace and coved ceiling.

Bedroom 1: 3.61m (11'10") x 3.48m (11'5")
Having radiator, single built-in wardrobe, two bedside cabinets, bridging units, further built-in double wardrobe and dressing unit.

Bedroom 2: 3.02m (9'11") extending to 3.61m (11'10") x 2.72m (8'11")
Having radiator, built-in double wardrobe and coved ceiling.

Separate W.C
Having low level w.c, radiator and tiled floor.

Bathroom:
Being fully tiled and having bath with electric shower unit over, pedestal hand washbasin with mixer tap, chrome towel radiator and tiled floor.

Dining Kitchen: 3.84m (12'7") x 2.87m (9'5")
Having wall and base units, worktop, tiled splashbacks, 1/2 bowl single drainer sink with monobloc tap, built in eye level double oven, hob, cooker hood, plumbing for automatic washing machine and oil boiler. A door provides access to the:

Conservatory: 4.19m (13'9") x 2.03m (6'8")
Having French doors to the garden.

Outside:
The property has an **Attached Short Garage/Storage Room 2.69m (8'10") x 2.34m (7'8")** with up and over door. This provides access to the **Work Room/Study 2.34m (7'8") x 2.26m (7'5")** with door to the garden and light and power points. The gardens to the front of the property are 'L' Shaped and have a lawn with borders and a concrete drive with a further gravelled area to the side providing **Parking** for a number of vehicles. This approaches the garage/store to the side and a gate provides access to the Rear Gardens which are fully enclosed and particularly private and are predominantly South facing with a lawn, circular patio area, Shed and a cold water tap is fitted. There is a gravelled patio area from the



Lounge



Bedroom 1



Bedroom 2

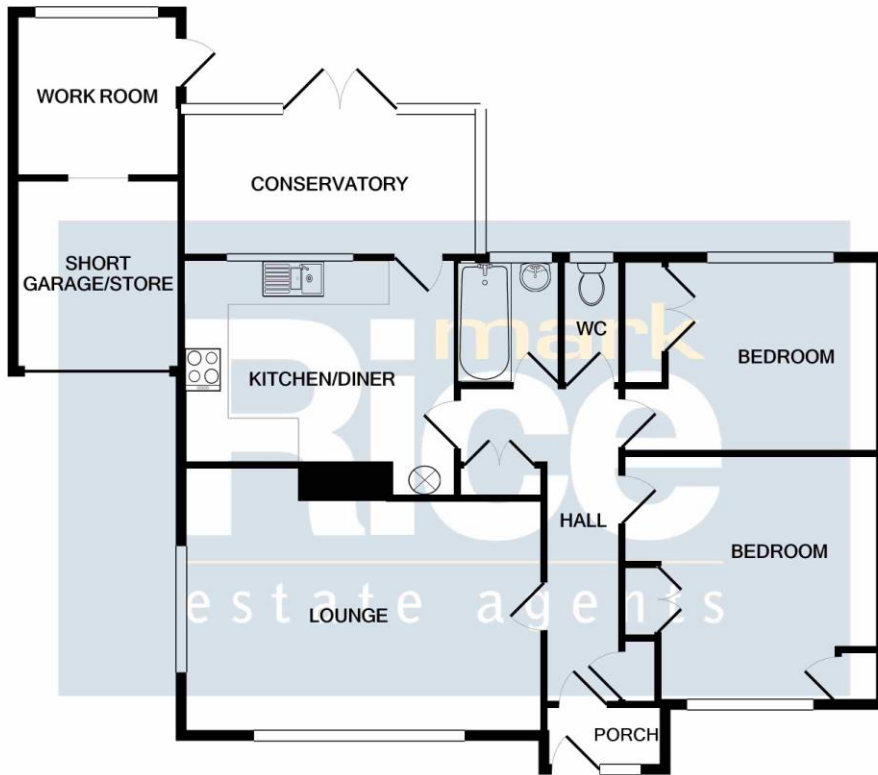


Bathroom



Dining Kitchen

conservatory providing access to the **Timber Workshop 3.58m (11'9") x 2.39m (7'10")** with light and power points.



TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020



Conservatory



Rear Garden



Further Aspect



Further Aspect



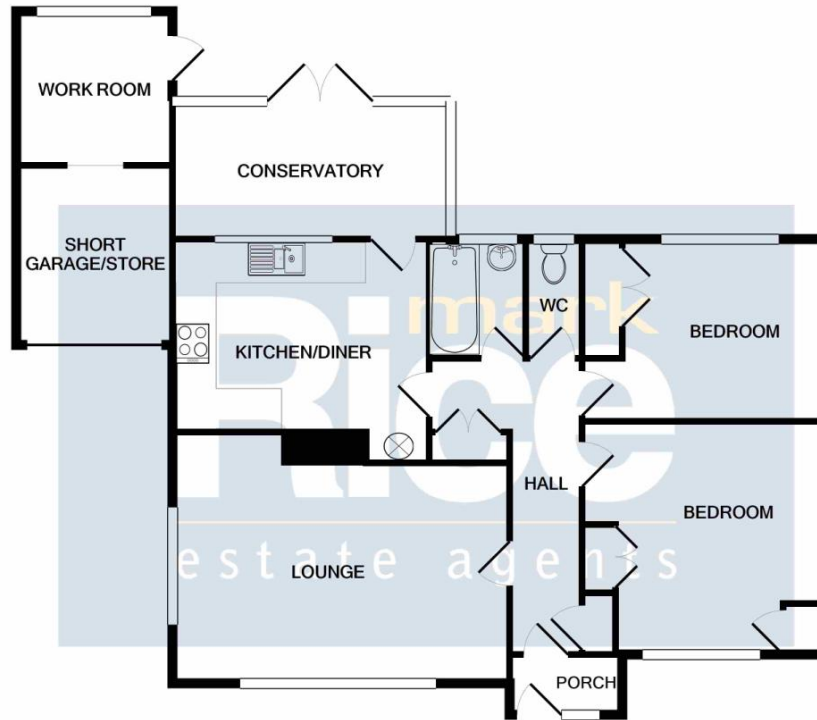
Further Aspect



Work Room/Study

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 3/9/2020

**Viewing Strictly by Appointment With Mark Rice Estate Agents
 Telephone 01529 414488
 A virtual tour is available to view online at www.markrice.co.uk**