

***WHEELWRIGHT COURT,
ANWICK, NG34 9UA***



£195,000

Situated within this quiet village cul-de-sac with Open Field Views to the rear and having been extended internally to provide larger than average accommodation is this Four Bedroom Semi Detached house offered with No Onward Chain. The property offers Good Sized accommodation over Three Floors comprising Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Bedrooms with Walk-In-Wardrobe off Bedroom 2, and Family Bathroom to the First Floor. To the second-floor extension is the Master Bedroom with En-Suite. Outside a Drive provides Off Road Parking with Single Detached Garage, and the Rear Gardens are Fully Enclosed and Private backing on to Open Fields. The property further benefits from Oil Central Heating and Double Glazing, and viewing it strongly recommended to full appreciate everything this property has to offer.

Location:

Anwick is a small rural community with Post Office and general store, village hall, garden centre and is convenient for Sleaford, Ruskington, Lincoln, Boston & Skegness.

Directions:

Travelling from Sleaford on the A153, upon reaching the village of Anwick turn right into River Lane. Turn left into School Crescent and left again into Wheelwright Court where the property is located at the head of the cul-de-sac.

Entrance door provides access to the **Hall** having laminate floor and radiator.

Cloakroom:

Having low level w.c and vanity hand washbasin.

Lounge: 4.27m (14' 0") x 3.68m (12' 1")

Having built in under stairs cupboard and radiator.

Kitchen Diner: 5.41m (17' 9") x 2.92m (9' 7")

Having a range of matching wall and base unit with worktop over, space for electric oven with cooker hood over, 1 1/2 bowl single stainless steel drainer sink with monobloc tap, tiled splashbacks, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted boiler and French doors to the rear garden.

Stairs from the hall provide access to the **First Floor Landing**.

Bedroom 2: 3.94m (12' 11") x 3.15m (10' 4")

Having built in walk-in wardrobe with two mirror sliding doors providing access to the wardrobe area with lighting, and radiator.

Bedroom 3: 2.95m (9' 8") x 2.62m (8' 7")

Having radiator.

Bedroom 4: 2.69m (8' 10") x 1.88m (6' 2") max

Having radiator.

Bathroom:

Being fully tiled and having low level w.c, vanity hand washbasin, panelled bath with shower attachment and radiator.

Stairs provide access to the **Second Floor** having:

Master Bedroom: 4.37m (14' 4") x 4.04m (13' 3")

Having two dormer windows, two Velux roof lights, access to lift storage area and radiator.

En-Suite:

Being fully tiled and having low level w.c, vanity hand washbasin, separate double shower cubicle with mains fed shower and extractor fan.



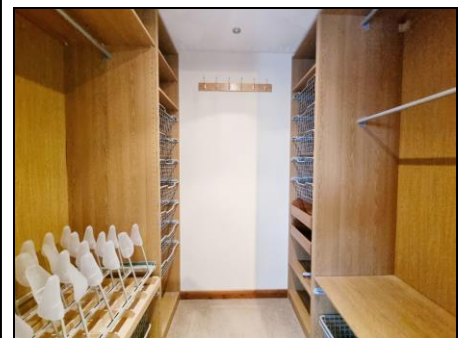
Lounge



Kitchen Diner



Bedroom 2



Walk In Wardrobe



Bedroom 3

Outside:

The gardens to the front of the property are laid to lawn and a gravelled drive provides more than ample parking and approaches the **Detached Garage 7.85m (25' 9") x 3.23m (10' 7")** having up and over door, light, power points and side door to the rear garden. The rear gardens are fully enclosed and larger than average with lawned area, patio and further low maintenance gravelled area. A cold water tap is also fitted.



Bedroom 4



Bathroom



Bedroom 1



En-Suite

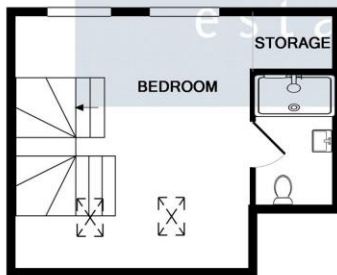


GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.4 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
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2ND FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)



Rear Garden



Field View

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 26/01/22

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