

***PINFOLD LANE
SOUTH RAUCEBY NG34 8QE***



£575,000

Located in an enviable location in this prime village and with views to the front towards Rauceby Hall and its grounds, a much improved Five Bedroom Detached Dormer Bungalow having a particularity large and private South Facing Garden to the rear. There is an in and out drive to the front providing parking for a number of vehicles, with a further extended drive to the side leading to the attached garage. The full flexible accommodation comprises Entrance Hall, Cloakroom, 14'6 Breakfast Kitchen, Lounge, Dining Room, 15'6 Sun Lounge with bi-fold doors to the Garden, Four Bedrooms to the ground floor, Re-Fitted Bathroom, Large En-Suite and Utility Room. There is further First Floor Bedroom with its own Shower Room. The property is Double Glazed and Benefits from Oil Central Heating and the Rear Garden forms a delightful retreat. Viewing of this property is highly recommended.

Directions:

Travelling from Sleaford on the A153 towards Grantham, after the level crossings at Greylees turn right towards South Rauceby. Take the second turning on the right into Pinfold Lane and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall which in turn provides access to a further 'L' Shaped Reception Hall.

Kitchen: 4.42m (14'6") x 3.23m (10'7")

Having an extensive range of wall and base units, fitted worktop forming breakfast bar, tiled splashbacks, enamel 1½ bowl single drainer sink with monobloc tap, gas hob, built-in oven, cooker hood, integral dishwasher, ladder style radiator and built-in cupboard housing the boiler.



Utility Room:

Having wall and base unit, fitted worktop, inset sink with monobloc tap, plumbing for automatic washing machine, water softener system and double glazed rear entrance door



Bedroom 3: 4.01m (13'2") x 2.97m (9'9") (Currently used as a Snug/2nd Lounge)

Having radiator and electric fire.



Lounge: 5.41m (17'9") x 4.11m (13'6")

Having two radiators, corner window and door to garden. Sliding doors provide access to the Dining Room.



Dining Room: 3.71m (12'2") x 2.90m (9'6")

Having radiator. French doors provide access to the Sun Lounge.



Sun Lounge: 4.78m (15'8") x 3.43m (11'3")

Having bi-fold doors to garden, further patio doors, under floor heating fed from the central heating system and further door to the inner hall.



Bedroom 1: 3.78m (12'5") x 3.20m (10'6") extending to 5.38m (17'8")

Having radiator and triple built-in wardrobes.



En-Suite: 3.10m (10'2") x 1.98m (6'6")

Being fully tiled and having low level w.c, vanity hand washbasin with cupboard below, separate power shower connected to the boiler/heating system, radiator and heated towel rail.



Bedroom 2: 3.35m (11'0") x 3.20m (10'6")

Having radiator and triple built-in wardrobes.



Bedroom 3: 3.20m (10'6") x 1.93m (6'4")

Having radiator.



Office/Study: 2.31m (7'7") x 2.01m (6'7")

Having radiator.

Bathroom:

Having bath with side taps, low level w.c, vanity hand washbasin, separate shower cubicle with power shower connected to the boiler/heating system and radiator.



Cloakroom:

Having low level w.c, vanity hand washbasin and radiator.

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

Bedroom 5: 3.96m (13'0") x 3.56m (11'8")

Having radiator.

Shower Room:

Having low level w.c, pedestal hand washbasin, separate shower cubicle with electric unit, radiator and extractor fan.



Outside: 5.99m (19'8") x 3.05m (10'0")

*The property has a large tarmac in and out drive to the front providing numerous **Parking Areas** and there is also a gravelled low maintenance border. The drive continues alongside the bungalow to the **Attached Garage** having up and over door, door to garden and light and power points. The **Rear Garden** has a paved patio area, pond and borders adjacent to the bungalow together with a large lawn area with well stocked borders and trees and shrubs.*



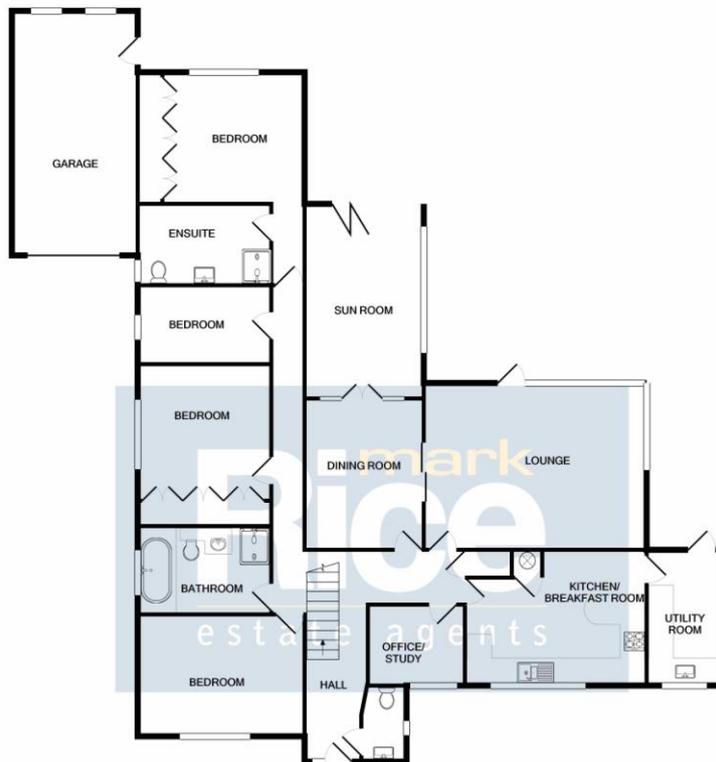
Rear Garden



Front Drive



Front View



GROUND FLOOR
APPROX. FLOOR
AREA 1823 SQ.FT.
(169.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2029 SQ.FT. (188.5 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 ©2022



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 19/4/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**