

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



**£200,000**

***Tucked away within this quiet cul-de-sac with a Much Larger than Average Rear Garden and Views over fields to the rear, a well presented Three Bedroom Semi Detached House with a 17'8 Dining Kitchen, Timber Garage and Ample Parking. The property benefits from Oil Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Ground Floor Cloakroom, Lounge, Kitchen Diner, Three Well Proportioned Bedrooms and Family Bathroom. Outside a tandem drive provides Ample Parking and approaches the Detached Timber Garage which is situated within the rear garden which is predominantly East Facing and particularly private. To fully appreciate the condition of this superb property and its tranquil setting, viewing is strongly recommended.***

**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, at the Speedway Corner roundabout, take the second exit signposted Skegness and proceed into the village of Anwick. Take the second turning on the right into River Lane and take the second left into School Crescent. Take the first turning on the left into Wheelwright Court where the property is located slightly off to the right as indicated by our 'For Sale' board.

A double glazed timber door provides access to the **Entrance Hall** having radiator.

**Cloakroom:**

Having close coupled w.c, vanity hand washbasin with mixer tap and radiator.

**Lounge: 5.38m (17'8") x 4.27m (14'0") max**

Having understairs storage cupboard, smoke alarm, radiator and an arch providing access to the:

**Dining Kitchen: 5.38m (17'8") x 2.90m (9'6")**

Having a range of matching wall and base units with worktop over, stainless steel single drainer inset sink with mixer tap, space for electric cooker, stainless steel cooker hood, space for fridge freezer, wall mounted oil central heating boiler, tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, wine rack, extractor fan and French doors providing access to the rear garden.

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

**Bedroom 1: 5.38m (17'8") x 3.12m (10'3") max**

Having radiator.

**Bedroom 2: 2.92m (9'7") x 2.59m (8'6")**

Having radiator.

**Bedroom 3: 2.64m (8'8") x 1.88m (6'2")**

Having radiator.

**Bathroom:**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower attachment over, extractor fan and radiator.

**Outside:**

A block paved and gravelled tandem drive provides **Ample Parking** and approaches the **Detached Timber Garage 5.99m (19'8") x 2.87m (9'5")**, having light and power points. The garage is situated within the larger than average rear garden with a further gravelled area to provide further parking



**Lounge**



**Dining Kitchen**



**Further Aspect**



**Bedroom 1**



**Bedroom 2**

if required, and the garden has a good size patio area with path and a large lawned area, all enclosed by a combination of timber fencing and hedging. At the bottom of the garden is a **Summer House** and an external light, external power point and cold water tap are fitted.

Council Tax Band B.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.  
We warrant that every attempt has been made to ensure the accuracy of the foregoing completed forms, measurements of floors, 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 C2024



**Bedroom 3**



**Bathroom**



**Rear Garden**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 02/01/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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