



Old Church House Aunsby, SLEAFORD, Lincolnshire NG34 8TA £450,000



*** LOVELY CHARACTER PROPERTY IN PICTURESQUE SETTING WITH NO ONWARD CHAIN *** Offers in excess of £450,000 are invited for this four bedroom detached property offers lots of character with beautiful south facing landscaped garden. Nestled in the centre of the rural village of Aunsby, overlooking a green and the village church. The property benefits from lovely views to the front and rear with a plot of approximately a third of an acre. The flexible accommodation includes a 31' (approx.) long lounge/diner, kitchen/ breakfast room with handmade wooden units, garden room, downstairs cloakroom and large utility/laundry room. The first floor accommodation comprises four bedrooms, principal bedroom having ensuite bathroom, family bathroom and an additional separate WC. Outside, provides ample off road parking for a number of vehicles leading to a garage and separate detached workshop. EPC energy rating F / Council Tax Band E

ENTRANCE HALL

Part glazed entrance door to Entrance Hall.

Radiator, stairs to first floor landing, plate shelf, tiled floor, UPVC double glazed window to side aspect, thermostat control for central heating, picture rail.

CLOAKROOM

8' 10" x 8' 3" (2.69m x 2.51m) (approx) Fitted with a two piece suite comprising low level WC and pedestal wash hand basin, radiator, window to side aspect, picture rail.

LOUNGE

31' 11" x 15' 10" (9.73m x 4.83m) (approx.) Feature stone fireplace with coal-effect electric fire, built-in bookshelves, UPVC double glazed window to rear aspect, UPVC double glazed bow window to front aspect, two radiators. Dining Area: UPVC double glazed window to front aspect, parquet flooring, radiator.

KITCHEN/BREAKFAST ROOM

13' 3" x 11' 10" (4.04m x 3.61m) (approx) Handmade wooden base, drawer and wall mounted units, ceramic Belfast sink with swan neck mixer tap over, carved drainer, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, Rangemaster cooker with hood over, wooden worktop, chrome ladder radiator, tiled floor, integrated dishwasher.

BREAKFAST AREA

11' 11" x 9' 0" (3.63m x 2.74m) (approx) UPVC double glazed window to side aspect, tiled floor, radiator, picture rail, coving.

GARDEN ROOM

12' 0" x 11' 10" (3.66m x 3.61m) (approx) Sliding UPVC double glazed patio doors to garden, UPVC double glazed window to side aspect, feature fireplace with multi-fuel stove, porthole window, radiator, picture rail, coving.

REAR LOBBY

8' 0" x 4' 3" (2.44m x 1.30m) (approx.) Tiled floor, part glazed door to rear, UPVC double glazed window to side aspect, further window to side aspect, UPVC double glazed window to rear aspect.

LAUNDRY/UTILITY ROOM

18' 0" x 8' 9" (5.49m x 2.67m) (approx) UPVC double glazed window to front aspect, base, drawer and wall units, stainless steel single drainer sink unit with mixer tap over, space and plumbing for washing machine, space for further appliances, tiled floor, boiler, door to garage.

LANDING

UPVC double glazed window to side aspect, picture rail, radiator, coving.

BEDROOM ONE

20' 2" x 13' 10" (6.15m x 4.22m) (approx) UPVC double glazed bow window to front aspect, UPVC double glazed window to rear aspect, fitted furniture including three triple wardrobes with cupboards over, two bedside double wardrobes with overbed cupboards and display shelving, radiator.

ENSUITE

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and corner bath with electric power shower over, radiator, shaver point and light.

BEDROOM TWO

14' 5" x 12' 4" (4.39m x 3.76m) (approx) UPVC double glazed window to front aspect, radiator, access to secondary loft space, base drawer units, double wardrobe and pedestal wash hand basin.

BEDROOM THREE

12' 0" x 10' 2" (10'5" max) (3.66m x 3.10m) (approx) UPVC double glazed window to rear aspect, built-in double wardrobe, radiator, picture rail.

BEDROOM FOUR

9' 8" x 8' 9" (2.95m x 2.67m) (approx.) UPVC double glazed window to rear aspect, radiator, built-in double wardrobes, picture rail and access to main loft space offering ample storage space.

BATHROOM

Fitted with a panel bath with electric power shower over and low level WC, radiator, UPVC double glazed window to side aspect, shaver point and light, airing cupboard, fully tiled walls.

SEPARATE WC

Low level WC, UPVC double glazed window to side aspect, fully tiled walls.

OUTSIDE

The front garden has shrub and flower beds, gravel driveway leading to the garage. Further gravel drive leading to a five bar gate and separate car port.

The rear garden is fully fenced and is laid to lawn with an ornamental pond, shrub and flower borders, wooded area with bark chip paths, a variety of flower and shrub beds, paved patio, car port and log store, further paved patio.

GARAGE

18' 8" x 8' 6" (5.69m x 2.59m) (approx) Up and over door to front and rear, power and light supply, two windows to side aspect, water tap.

BARN

15' 9" x 12' 5" (4.80m x 3.78m) (approx) Window to side aspect, power and light.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



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		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
72		
England, Scotland & Wales		
EU Directive 2002/91/EC		