



**2 Laundon Road, Threkingham, Sleaford, Lincolnshire NG34 0AX £595,000**



**\*\*\*STUNNING EXAMPLE OF A COUNTRY COTTAGE\*\*\*** Rosedale are delighted to offer for sale this amazing family home situated on the outskirts of the sought after village of Threkingham. This attractive period cottage has been extended and substantially improved over the years. The property offers spacious character accommodation to a particularly high standard. Features include new oil central heating, new boiler, bespoke handmade sealed unit double glazing windows to the front, and UPVC double glazed windows throughout the rest of the property, bespoke handmade kitchen, and high quality fitted bathrooms. The property is over two floors comprising of a sitting Room, snug/dining Room, conservatory, study, 23ft x 16ft family/dining/kitchen and utility. To the first floor are four bedrooms, two ensuites and a main bathroom. Outside is a large detached garage with high ceilings, ideal for campervan, caravan storage, and manicured gardens to the side and rear. An opportunity to purchase this superb family home of which viewing is essential to fully appreciate. EPC Energy Rating D/Council Tax Band E.



**ENTRANCE/UTILITY**  
 9' 7" x 6' 6" (2.92m x 1.98m) (approx.) Fitted with a range of base and eye level units, butler sink, upstands, plumbing and space for washing machine, tiled flooring, radiator, granite worktop and door to:

**KITCHEN/BREAKFAST**  
 23' 7" x 16' 10" (7.19m x 5.13m) (approx.) Fitted with a range of base units, arga, breakfast bar, bespoke kitchen, butler sink insert, exposed brickwork, exposed beams, tiled flooring, integrated dishwasher, UPVC windows to rear and side and UPVC French doors to garden.

**CLOAKROOM**  
 Fitted with a two piece suite comprising WC and wash hand basin, tiled flooring, boiler cupboard and UPVC window to rear.

**STUDY**  
 11' 7" x 9' 4" (3.53m x 2.84m) (approx.) Bespoke fitted sealed units double glazed windows to front, wood flooring, fitted blinds .

**LOUNGE**  
 15' 9" x 11' 8" (4.80m x 3.56m) (approx.) UPVC window to front, wood flooring, multi fuel burner, radiator, internal window and door to front.

**SNUG**  
 13' 7" x 11' 9" (4.14m x 3.58m) (approx.) Bespoke fitted sealed units double glazed windows to front, wood flooring, original open fire place, radiator and double doors to conservatory.

**LANDING**  
 UPVC window to side, exposed beams and loft access.

**BEDROOM ONE**  
 16' 11" x 10' 3" (5.16m x 3.12m) (approx.) UPVC window to both side and rear, dual aspect and radiator.

**ENSUITE**  
 Fitted with a four piece suite comprising WC, twin wash hand basin, bath and double shower cubicle, wood flooring, part tiled walls, wall mounted light fittings and UPVC window to side.

**BEDROOM TWO**  
 11' 10" x 10' 4" (3.61m x 3.15m) (approx.) Bespoke fitted sealed units double glazed windows to front and radiator.

**ENSUITE**  
 Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, sealed unit double glazed window to rear, tiled flooring and fully tiled walls.

**BEDROOM THREE**  
 11' 2" x 9' 8" (3.40m x 2.95m) (approx.) Bespoke fitted sealed units double glazed windows to front , original fireplace and radiator.

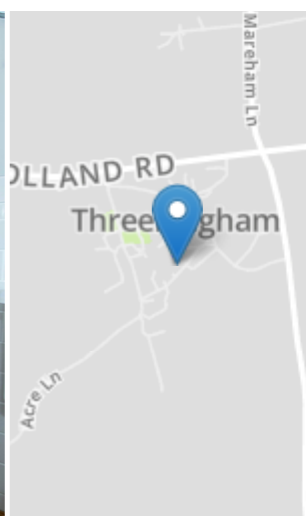
**BEDROOM FOUR**  
 8' 10" x 7' 4" (2.69m x 2.24m) Bespoke fitted sealed unit double glazed window to front, and radiator.

**BATHROOM**  
 10' 11" x 6' 7" (3.33m x 2.01m) (approx.) Fitted with a four piece suite comprising WC, wash hand basin in unit, roll top bath and shower cubicle, heated towel rail, tiled flooring, rain shower, wall mounted light fitting and UPVC window to side.

**OUTSIDE**  
 Corner plot, large rear garden, laid to lawn, paved patio, trees, mature shrubs, walling, raised planters, fencing, double garage and gravel driveway with a five bar gated access to extensive gravelled parking area.

**DOUBLE GARAGE**  
 Detached double garage to the side of the property. Barn style with light and power. The size of this garage has ample room for a motorhome/campervan with light and power. with five bar gated access to extensive to the gravelled parking area.

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		