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Merrivale, West Road, Pointon, Sleaford, Lincolnshire NG34 0NA

£475,000 - Freehold

Property Summary

This bungalow should be viewed at the earliest opportunity to appreciate the spacious accommodation and the lovely size plot it is situated on. Pointon itself is a pretty village located approximately 7 miles from the market town of Bourne and just a mile from the larger neighbouring village of Billingborough. Billingborough benefits from several local shops a post office, doctors surgery and village pubs.

Features

- Individual Detached Bungalow
- Entrance Hall Way, Cloakroom
- Lounge
- Dining Room
- Large Kitchen/Diner
- Utility Room
- Four Double Bedrooms
- Large Plot & Double Garage
- No Onward Chain, Viewing Highly Recommended

Room Descriptions

Ground Floor

Accommodation

uPVC wood effect part glazed front door and side panel to Entrance Porch: Further glazed door to Large Entrance Hallway: 26'4" max x 24'8" Max in L-Shape, two wall mounted electric heaters, large built in storage cupboard, further cloak cupboard, access to roof storage space.

Lounge

12' 10" x 20' 8" (3.91m x 6.30m) Two wall mounted electric heaters, open fire place with brick surround, paved hearth and wooden mantle over, two wall light points, TV point, bay window to front, sliding patio doors to outside.

Bed 4/Study

9' 10" x 9' 9" (3.00m x 2.97m) Wall mounted electric heater, window to rear.

Cloakroom

Low level WC, wall mounted wash hand basin, splash back tiling, heated ladder towel rail.

Dining Room

12' 6" x 11' 10" (3.81m x 3.61m) Twin opening glazed door from hallway open to this lovely light and airy room which over looks the rear garden. Wall mounted electric heater, serving hatch to Kitchen.

Breakfast/Kitchen

12' 5" x 11' 10" (3.78m x 3.61m) Fitted wall mounted and floor standing wooden fronted cupboards to part two walls including a tall larder style cupboard, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, eye level double electric oven, four ring ceramic hob with extractor fan over, integrated fridge, vinyl flooring, wall mounted electric heater, window to rear.

Utility Room

6' 8" x 8' 11" (2.03m x 2.72m) Wall mounted and floor standing cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and space and plumbing for dishwasher, water softener, wall mounted electric heater, part glazed uPVC wood effect door to outside.

Master Bedroom

11' 10" x 13' 4" (3.61m x 4.06m) Bay window to front, two built in wardrobes, wall mounted electric heater.

Ensuite Shower Room

7' 1" x 8' 11" (2.16m x 2.72m) Walk in double width shower cubicle with curved glass shower screen, low level WC with concealed flush, wash hand basin with vanity cupboards under, wall mounted electric storage heater, splash back tiling, heated towel rail.

Bedroom 2

11' 8" x 13' 2" (3.56m x 4.01m) Two built in double wardrobes, wall mounted electric heater, window to front.

Bedroom 3

11' 9" x 12' 3" (3.58m x 3.73m) Two built in wardrobes, wall mounted electric heater, window to front.

Family Bathroom

8' 3" x 9' 9" (2.51m x 2.97m) Panelled bath, separate shower cubicle, bidet, low level WC, wash hand basin with vanity cupboards under, complimentary splash back tiling, wall mounted electric heater.

Externally

Garden

This bungalow occupies a plot of approximately 0.36 acres and has lovely gardens to both the front and rear. The front garden is open plan and benefits from a large gravelled driveway and also a block paved driveway directly in front of the detached double garage which provides off road parking for several cars. The remainder of the front garden is laid to a mature lawn with three apple trees. Behind the detached garage is a large allotment area. The garden wraps around the bungalow and continues to the rear. The rear garden is mostly laid to lawn with a selection of fruit trees. At the rear of the garden there are twin opening gates .



TOTAL FLOOR AREA: 1776 sq.ft. (165.0 sq.m.) approx.
What every agent has been made to ensure the accuracy of the figures contained herein. Measurements of areas, volumes, masses and any other figures 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 accuracy, reliability and applicability of these figures are not guaranteed as to their accuracy. Please refer to the plan. Made with Metaphor 2.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	