



**Monks Cottage Sovereign Street, Aslackby, Sleaford NG34 0HN £625,000**



\*\*\*PERIOD STONE BUILT COTTAGE\*\*\* We are delighted to offer to the market this lovely well presented detached family home. This property has a wonderful blend of modern and original features including exposed beams, traditional inglenook fireplace, exposed stone walling as well as a 25ft conservatory, full central heating and double glazing. The original part is full of character with plenty of space, the annex has the potential for multi-generational living arrangements and blends in with the main building seamlessly. The house sits within the garden on an elevated position with fields to the rear and mature trees to the front. There is plenty of off road parking to the front and a large wooden workshop with light and power. The main part of this house has four bedrooms, family bathroom, four reception rooms, farmhouse style kitchen/breakfast rooms, utility room and large conservatory. The annex has two double bedrooms, two shower rooms and lounge overlooking the rear garden. The property is filled with character and charm and has to be viewed to be truly appreciated. EPC energy rating F/ Council tax band F.

**ENTRANCE PORCH**

Half glazed door to front, exposed stone walling, slate tiled floor, exposed beams, stained glass, three windows to front and side, UPVC window to rear and door to inner hall.

**INNER HALL**

Beamed ceiling, exposed brick walling, door to lounge.

**LOUNGE**

17' 11" x 13' 0" (5.46m x 3.96m) (approx.) Two UPVC windows to side, inglenook fireplace with electric fire, exposed brick walling, modern radiator, French doors to conservatory.

**CONSERVATORY**

25' 6" x 17' 7" (7.77m x 5.36m) (approx.) Stone tiled floor, wood burner, exposed brick and stone walling, UPVC construction and French doors to garden.

**OFFICE**

14' 8" x 7' 5" (4.47m x 2.26m) (approx.) Laminate flooring, exposed brick walling, exposed beams, radiator and UPVC windows to front and side.

**SITTING ROOM**

16' 0" x 14' 2" (4.88m x 4.32m) (approx.) Laminate flooring, exposed beams, feature fireplace with surround and shelving and wood burner, cupboard, radiator UPVC window to side and door to lobby.

**LOBBY**

Stairs to first floor and laminate flooring.

**DINING**

14' 6" x 12' 7" (4.42m x 3.84m) (approx.) Feature fireplace with stone inglenook fireplace with wood burner, radiator, exposed beams and UPVC windows to front and side.

**KITCHEN/BREAKFAST**

18' 6" x 13' 5" (5.64m x 4.09m) (approx.) Farmhouse style kitchen fitted with a range of base and eye level units, breakfast bar, enamel sink, wine cooler, recess with Aga, tiled flooring, UPVC window to front and half glazed door to lobby.

**LOBBY**

Access to utility room.

**UTILITY ROOM**

14' 1" x 9' 5" (4.29m x 2.87m) (approx.) Fitted with a range of base and eye level units, plumbing and space for a washing machine, fridge freezer space, tiled flooring, exposed beams, L shape, two UPVC windows to rear and door to patio.

**ANNEX**

Hall, UPVC window to side, radiator, half glazed door to garden.

**LOUNGE**

14' 11" x 13' 8" (max) (4.55m x 4.17m) (approx.) UPVC window to rear, radiator, storage cupboard and stairs to first floor. Walk in cupboard, tiled floor and boiler.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, extractor fan, UPVC window to rear.

**LANDING**

Eaves access.

**BEDROOM ONE**

14' 4" x 11' 5" (4.37m x 3.48m) (approx.) UPVC window to rear, radiator and eaves access.

**BEDROOM TWO**

11' 5" x 11' 5" (3.48m x 3.48m) (approx.) UPVC window to front, radiator, loft access and eaves access.

**SHOWER ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, tiled flooring, part tiled walls and extractor fan.

**LANDING**

Exposed beams and cupboard.

**BEDROOM ONE**

16' 5" x 13' 5" (5.00m x 4.09m) (approx.) UPVC window to rear, exposed beams, fitted wardrobes and radiator.

**BEDROOM TWO**

15' 7" x 15' 7" (4.75m x 4.75m) (approx.) UPVC window to front and side, exposed beams, radiator, fitted storage cupboard.

**BEDROOM THREE**

15' 2" x 12' 0" (4.62m x 3.66m) (approx.) UPVC window to rear, exposed beams, radiator and fitted storage cupboard.

**BEDROOM FOUR**

17' 7" x 8' 8" (5.36m x 2.64m) (approx.) Two UPVC windows to front, laminated flooring, exposed beams and radiator.

**BATHROOM**

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, exposed beams, Velux style window, heated towel rail, extractor fan.

**OUTSIDE**

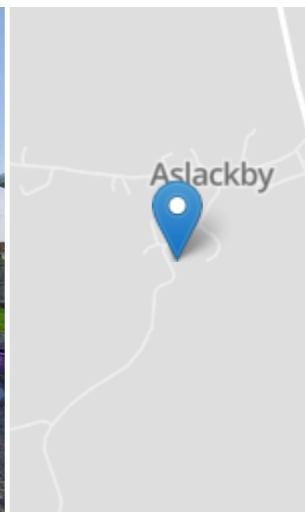
Front: Located within the plot this property benefits from not being overlooked.

Gravel driveway providing plenty of off road parking. Mature trees and seating area.

Rear: Enclosed by fencing, laid to lawn, mature shrubs, large shed with lighting and power, fruit trees and patio area. Raised elevation kitchen garden 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>	35	
(1-20) <b>G</b>		71
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		