



6 Sedgebrook Road, Allington, Lincolnshire,
NG32 2DW

£380,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Bungalow
- Contemporary Fixtures & Fittings
- 2 Reception Areas
- Ample Parking & Garage
- Ideal Downsize
- Tastefully Refurbished & Well Presented
- 3 Bedrooms
- Delightful Open Views To The Rear
- Edge Of Village Location
- Viewing Highly Recommended

A fantastic opportunity to purchase an immaculately presented, individual, detached bungalow which has been tastefully modernised throughout with contemporary fixtures and fittings, including a replacement kitchen and bathrooms, contemporary internal doors, upgraded floor coverings and contemporary decoration. In addition the property benefits from UPVC double glazing, gas central heating and a fitted alarm system.

This versatile single storey home offers a deceptive level of accommodation with two main reception areas including a large open plan living/dining room with a feature fireplace that is flooded with light having two windows to the front elevation. A second reception area is provided by the addition of a generous conservatory at the rear which affords fantastic views across the landscaped gardens and paddock beyond. In addition there is a well appointed kitchen fitted with a generous range of Shaker style units finished in heritage colours with granite preparation surfaces and integrated appliances. There are up to three bedrooms, the third one of which would make a perfect home office, and a well appointed contemporary shower room.

As well as the internal accommodation the property occupies a landscaped level plot set back behind a walled, gated, frontage with ample off road parking and an attached garage with electric door. The main garden lies to the rear of the property and has been terraced to provide various seating areas with elevated views across adjacent paddocks and providing a delightful outdoor space that links back into the conservatory providing a wonderful outdoor entertaining area.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

ALLINGTON

Allington is a sought after village located between the A1 and A52 ideal for commuting to the cities of Nottingham and Leicester, and approximately 15 minute drive from Grantham which has trains to King's Cross in just over an hour. The village itself is well equipped with local amenities including primary school, village hall, pub/restaurant, church and playing field and is conveniently located for the market towns of Newark and Bingham. The village is in the catchment area of the Kings Grammar School for boys and the South Kesteven and Grantham Grammar School for girls in Grantham.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

16'4" max x 12' max (4.98m max x 3.66m max)

A well proportioned L shaped entrance hall having attractive wood effect flooring, deep skirtings and architrave, access to loft space above (loft is boarded & fully insulated) and engineered oak doors leading to:

LIVING/DINING ROOM

23'10" x 11'8" (7.26m x 3.56m)

A light and airy space benefitting from two double glazed windows to the front elevation. The room is of generous proportions and capable of accommodating both a living and dining area, the living space having an attractive feature fireplace with chimney breast, gas coal effect fire, Minton style hearth and surround and alcoves to the side.

KITCHEN

14'7" x 9'1" (4.45m x 2.77m)

Beautifully appointed having been tastefully modernised with a generous range of wall, base and drawer units with wood grain effect door fronts finished in heritage style colours and having; granite preparation surfaces with undermounted Butler's style sink with chrome swan neck mixer tap and separate hot water tap; integrated appliances including induction hob with stainless steel chimney hood over, double oven, fridge, freezer and dishwasher; inset downlighters to the ceiling, space for a small breakfast table, double glazed window and French doors leading through into:

CONSERVATORY

10'9" x 12'7" (3.28m x 3.84m)

A useful addition to the property providing a further versatile reception space affording fantastic views across the garden and onto the adjacent paddock beyond. The room provides a further living area which could be utilised for both a sitting or dining room, having a pitched polycarbonate roof, double glazed windows with opening top lights and French doors leading out into the garden. In addition there is wood effect laminate flooring and courtesy access into the garage.

Returning to the main entrance hall further oak doors lead to:

BEDROOM 1

12'4" x 11' (excluding wardrobes) (3.76m x 3.35m (excluding wardrobes))

A well proportioned double bedroom benefitting from a delightful aspect via double glazed French doors out across the rear garden and paddocks beyond, the room being fitted with a run of built in wardrobes with sliding door fronts.

BEDROOM 2

11'7" x 9'2" (3.53m x 2.79m)

A further double bedroom having an aspect to the side with a double glazed window.

BEDROOM 3

11'5" x 7' (3.48m x 2.13m)

A versatile room which provides a third bedroom but alternatively an additional reception, ideal as a dressing room, snug or a perfect home office. The room having central heating radiator and double glazed window to the side.

SHOWER ROOM

8'5" x 8'5" (2.57m x 2.57m)

Beautifully appointed having been tastefully modernised with a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted thermostatic shower mixer with both independent handset and rainwater rose over; vanity unit which provides a good level of storage having a vanity surface with inset washbasin with chrome mixer tap and tiled splash backs; and separate vanity surround which houses the WC with concealed cistern and vanity surface over; inset downlighters to the ceiling, contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a well maintained landscaped plot set back behind a walled frontage with gated access leading onto a substantial block set driveway that provides ample off road parking and, in turn, leads to an attached garage. The remainder of the frontage is hard landscaped with gravelled borders with inset trees and shrubs. A courtesy gate at the side leads into a split level landscaped garden which affords wonderful views across adjacent paddocks. The garden provides an initial paved terrace which links back into the conservatory providing a fantastic outdoor entertaining space with railing balustrade. Steps lead down to a level garden at the foot with a central lawn, stone chipping seating areas, a sweeping pathway with block set edging and raised borders with a range of trees and shrubs. In addition there is a useful timber storage shed and adjacent summer house providing a useful storage area with a further terrace at the side.

GARAGE

10'8" x 9'3" (3.25m x 2.82m)

Having power and light, electric door, courtesy door at the side and window at the rear.

COUNCIL TAX BAND

South Kesteven District Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as

broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

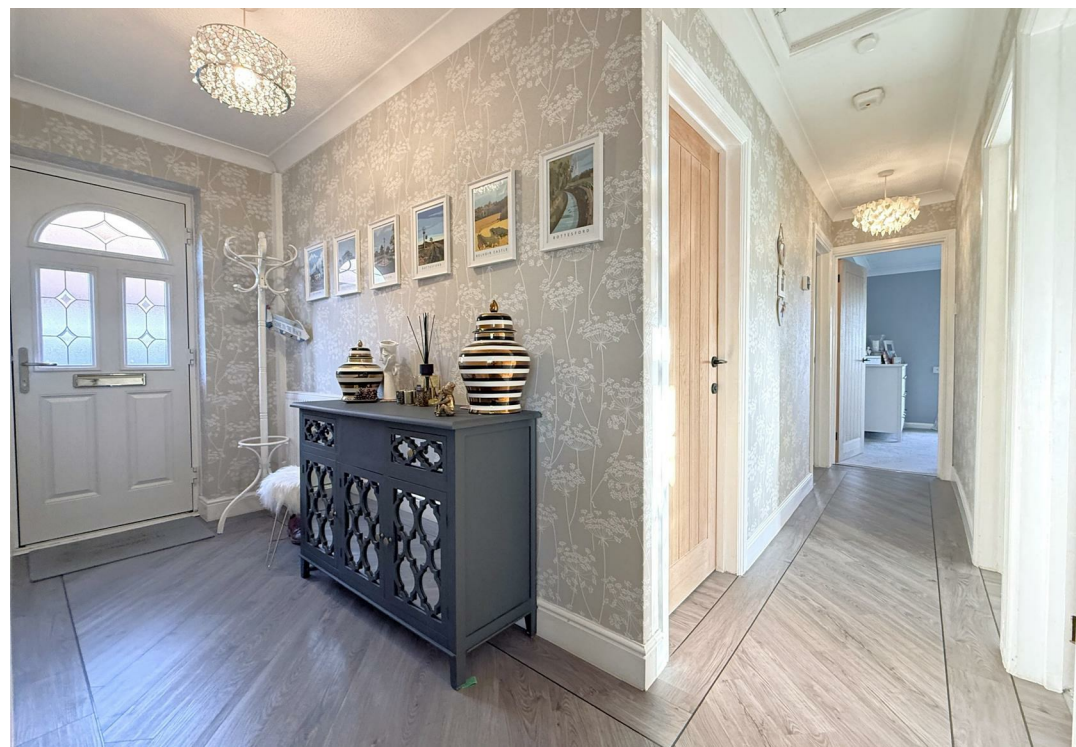
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

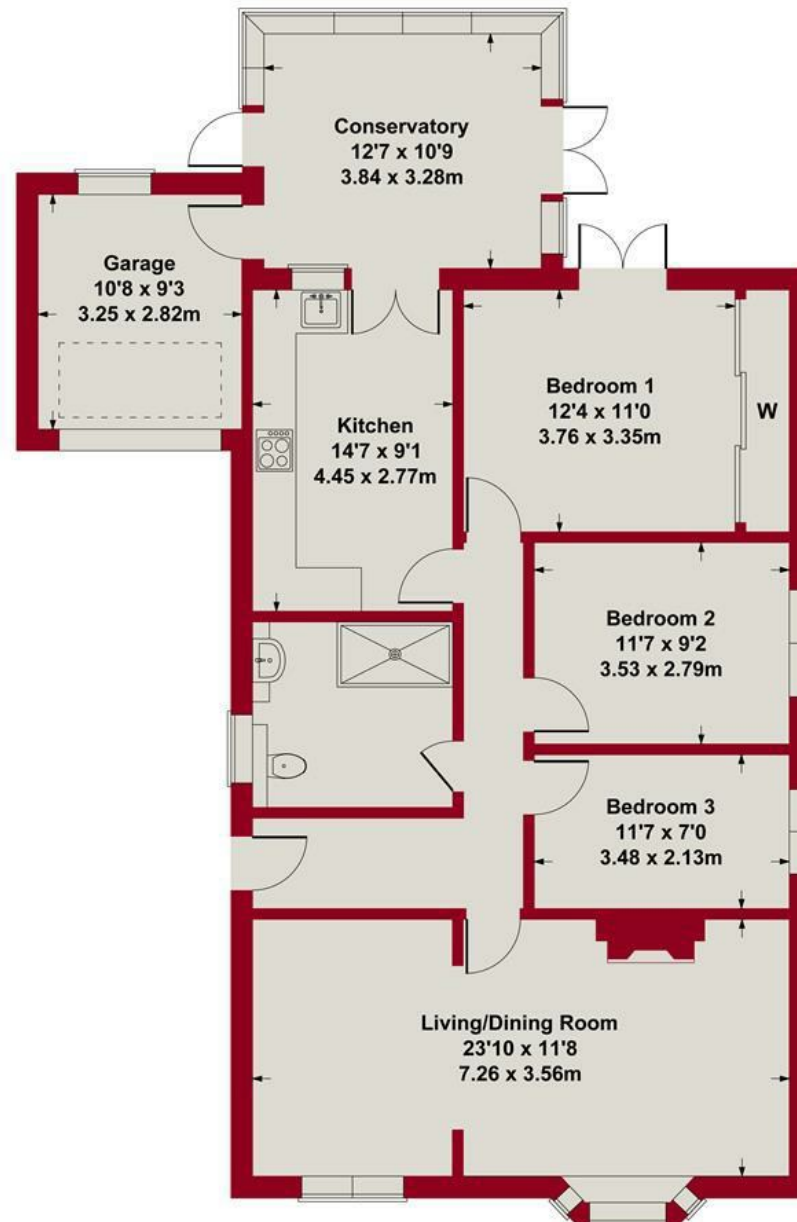












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | 67 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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