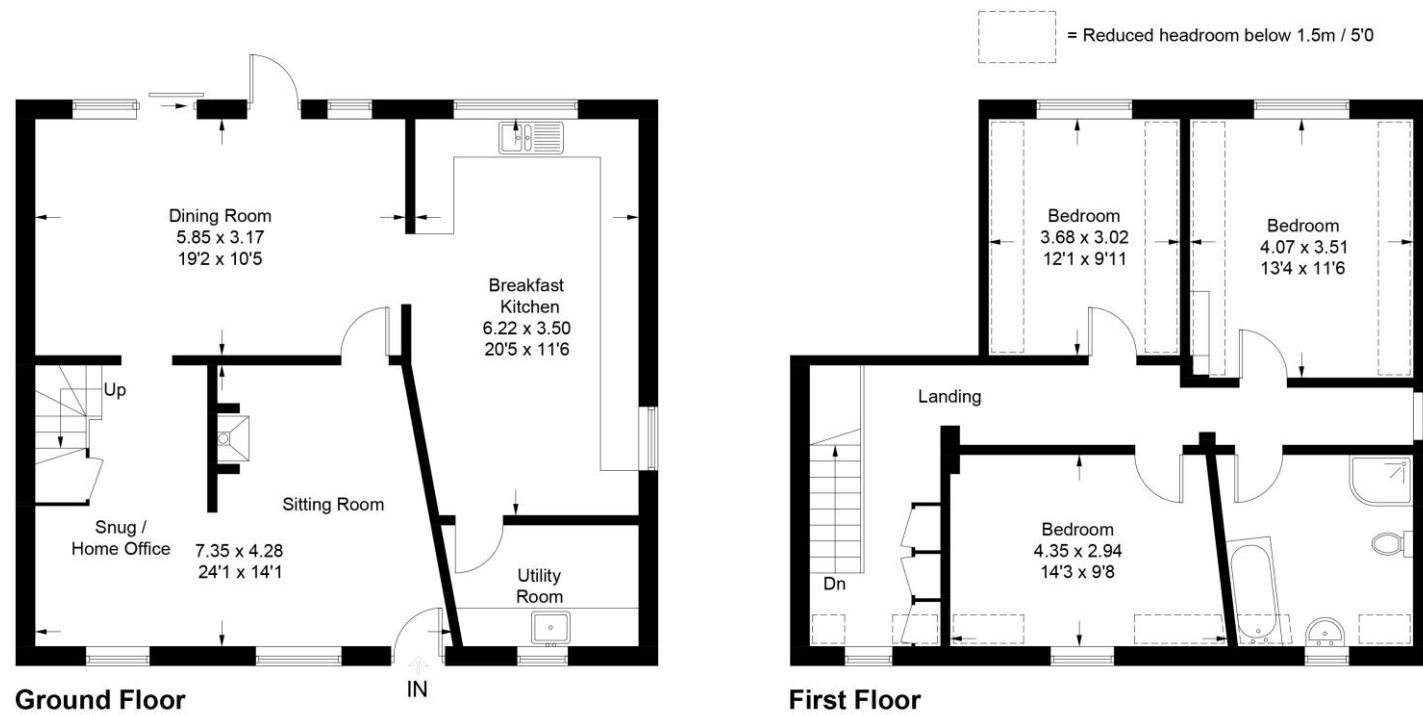


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Westons Cottage

Approximate Gross Internal Area
 Ground Floor = 78.4 sq m / 844 sq ft
 First Floor = 67.2 sq m / 723 sq ft
 Total = 145.6 sq m / 1567 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Westons Cottage, Aunsby, Sleaford, Lincolnshire, NG34 8TA

£360,000 Freehold

We are pleased to offer for sale this superbly presented and extensively renovated Three Bedroom Stone Cottage, situated in the idyllic village of Aunsby.

The property has recently undergone an incredible amount of works, including extensions to both side and rear elevation, a beautifully landscaped rear garden and a multitude of changes to both the layout and aesthetic of the house. Other works include the benefit of a new roof, brand-new 'A' rated windows throughout, a brand-new front door, rewiring, new central heating system,

Three Bedroom Stone Cottage | Three Double Bedrooms | Four Piece Suite Family Bathroom | Light and Airy Landing with Storage | High Specification Throughout | Stunning Kitchen | Beautifully Landscaped Gardens | Sitting Room and Snug/Home Office | Separate Utility Room | Idyllic Village Location | Off-Street Parking | Exceptional Opportunity



The Kitchen is an absolute showstopper, and it has been opened up, measuring at roughly 20' x 12', with the kitchen itself providing ample base and eye level units with a complementary worksurface over, space for range cooker, and a range of integrated appliances. The solid wood flooring which follows through into the Dining Room, compliments the kitchen and really adds to the character of this stunning home.

The sitting room offers plenty of light, a top of the range log burning stove on a stone hearth with a wooden mantle above, and an opening through to the snug/home office perfect for those who are working from home. The Dining Room offers plenty of space for a large dining table, with patio doors opening onto the rear garden.

Formerly having just one bedroom upstairs, which led to a dressing room/second Bedroom, the property now benefits from Three extremely spacious double bedrooms, a light and airy landing, and a larger than average four piece suite Family Bathroom including corner shower cubicle, vanity unit and basin, low-level WC, and an oversized panel bath.



The rear garden is of particular note, being beautifully landscaped and principally laid to lawn with numerous raised beds, a range of mature trees and shrubs, and a paved patio area and pathway leading to the bottom of the garden. A rear porch is also been added to the back of the property which now provides access into the property from both the front and rear. We cannot highly recommend enough asking for an old brochure to really show the vast amount of work the property has undergone.

A property of this calibre is very rarely available, and an early viewing is advised.



ACCOMMODATION

Sitting Room & Snug - 24'1" x 14'1" (Max) (7.34m x 4.3m (Max))

Dining Room - 19'2" x 10'5" (5.84m x 3.18m)

Breakfast Kitchen - 20'5" x 11'6" (6.22m x 3.5m)

Utility Room

Bedroom One - 14'3" x 9'8" (4.34m x 2.95m)

Bedroom Two - 13'4" x 11'6" (4.06m x 3.5m)

Bedroom Three - 12'1" x 9'11" (3.68m x 3.02m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

