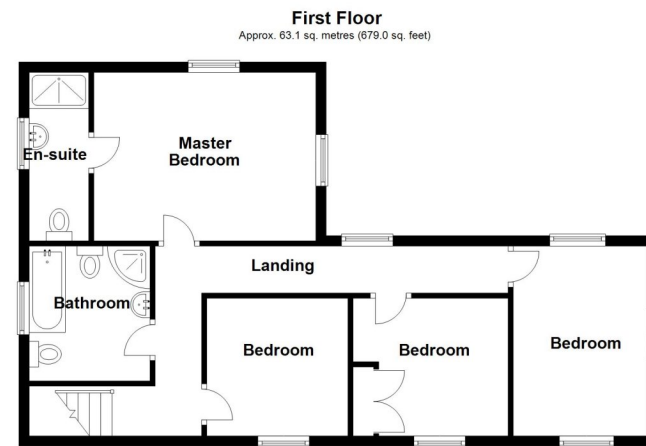
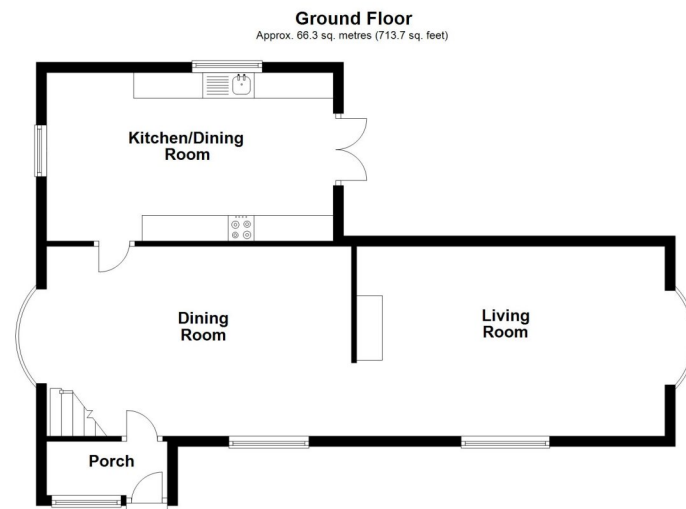


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 129.4 sq. metres (1392.7 sq. feet)



## Cragmead, White Cross Lane, Burton Pedwardine, Sleaford, Lincolnshire, NG34 0DA

£399,950 Freehold

This charming Four Bedroom detached property is situated in a rural setting, just a five-minute drive from Sleaford. It boasts a spacious plot that includes an outbuilding, a detached double garage, and a pond. Inside, the home features an Entrance Porch, Kitchen, Lounge, Dining Room, Four well proportioned Bedrooms, an En Suite in the Master Bedroom, and a five piece suite Family Bathroom.

We highly recommend scheduling an early viewing to truly appreciate the size, character, and quality of this property.

FOUR BEDROOM DETACHED HOME | EN-SUITE TO MASTER BEDROOM | CHARACTER FEATURES THROUGHOUT | SPACIOUS ACCOMMODATION | DETACHED DOUBLE GARAGE | EXTENSIVE GROUNDS | PERIOD PROPERTY | NON OVERLOOKED | RURAL LOCATION | HUGE GARDEN



**Master Bedroom** - 14'2" x 11'1" (4.32m x 3.38m) UPVC windows to side and rear elevations, radiator.

**En-Suite Shower Room** - UPVC Opaque glazed window to side elevation, fitted with a 3 piece suite comprising double shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, heated towel radiator, ceramic tiled flooring.

**Bedroom Two** - 12' x 7'7" (3.66m x 2.3m) UPVC windows to front side and rear elevations, radiator.

**Bedroom Three** - 9'8" x 8'2" (2.95m x 2.5m) UPVC window to front elevation, built in double wardrobe, radiator.

**Bedroom Four** - 8'7" x 8'4" (2.62m x 2.54m) UPVC window to front and radiator.

**Family Bathroom** - UPVC Opaque glazed window to side aspect, fitted with a 5 piece suite comprising panelled bath, separate corner shower cubicle with mains fed shower, bidet, close coupled WC, pedestal hand wash basin, heated towel radiator, ceramic tiled flooring.

**Outside** - The property offers a rural position a short drive from the town of Sleaford and offers a generous plot extending to circa an acre (sts) the front garden is a modest walled and low maintenance area with flower bed. Twin timber gates give vehicular access to the site with a gravelled driveway offering off street parking for numerous vehicles leading to an Outbuilding. This versatile building measures at approximately 14'7" x 10'5" with cloak room housing WC, light power and plumbing which would make an ideal hobby room, utility or home office. The Gardens are substantial and very well established with patio, various lawned areas, beds and borders with trees shrubs, flowers and a pond.

**Detached Double Garage** - 22'1" x 16'5" (6.73m x 5m) With two up and over door to front elevation, window and personal door to side elevation, light and power.

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

C

#### ACCOMMODATION

**Entrance Porch** - A composite door leads to the entrance porch with UPVC window to front elevation, racking and coat storage and radiator.

**Dining Room** - 19'5" x 12'10" (5.92m x 3.9m) UPVC windows to front and side elevations, beamed ceiling, wood effect flooring, feature ornate fireplace, radiator.

**Living Room** - 19'8" x 12'1" (6m x 3.68m) UPVC window to front aspect, UPVC bow window to side elevation, log burner in recessed exposed brick fireplace with tiled hearth, beamed ceiling, television point, radiator.

**Kitchen/Dining Room** - 18'3" x 10'9" (5.56m x 3.28m) With UPVC windows to side and rear elevations, UPVC French doors to side elevation giving access to grounds, fitted with a bespoke range of solid wood fronted base and eye level units including display units with work surfacing over, ceramic sink, eye level double oven, ceramic hob, floor standing oil fired boiler, ceramic tiled slate effect flooring.

**Landing** - Staircase rises from dining room to 1st floor landing with windows to front elevation with three decorative glass panels which provide additional light to the landing and bathroom, loft access, radiator.

