

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Brackens, Aveland Way, Aslackby, Lincolnshire, NG34 0HG

£600,000 Freehold

Winkworth are delighted to offer for sale this impressive architect designed individually built detached home located in an elevated position with views over open fields to both front and rear. The property offers excellent family space benefiting from, four separate reception rooms, impressive 30ft garden room, kitchen/breakfast room with utility, master bedroom with en-suite and dressing area, three further bedrooms and family bathroom. Outside there are private landscaped gardens of just over 1/3 acre with a wide variety of shrubs and trees providing an excellent degree of privacy and to the front a large gravelled driveway providing ample off road parking leading to a double garage.

Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | Garden Room | Family Room | Four Bedrooms | Double Garage | Landscaped Rear Garden

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See things differently.



Garden Room - 30'4" x 13'9" (9.25m x 4.2m) Tiled flooring with two French doors opening out into the garden. Three dimplex EVS150 evolution electronic panel convactor heaters, TV and FM points.

Family Room - 11'8" x 11' (3.56m x 3.35m) Window facing the rear with oak wood laminate flooring throughout, radiators and TV point.

Cloakroom - Fitted with a cream two piece suite, half tiled and a heated towel rail and window to side.

Study - 11'9" x 7'5" (3.58m x 2.26m) Window facing the front with oak wood laminate flooring and telephone point.



Galleried Landing - Double airing cupboard with double size hot water tank, loft hatch access to full height loft space. A fully shelved built-in storage cupboard, window facing the front and doors to all first floor rooms.

Master Bedroom - 15' x 14'7" (4.57m x 4.45m) With oak wood laminate flooring, fitted double wardrobes and dressing area and windows facing the rear and side.

Ensuite - Fitted with a three piece suite comprising a low level WC, wash hand basin and panelled bath with over bath electric power shower and enclosure, side facing window, oak wood laminate flooring and full length heated towel rail.

ACCOMMODATION

Entrance Door Leading To:

Entrance Hall - A spacious area with a front facing window and oak wood laminated flooring. useful understairs cupboard, radiator and alarm panel.

Living Room - 19'11" x 16'10" (6.07m x 5.13m) A large area with a front facing bay window and oak wood laminate flooring, two TV points, radiators and a feature multi fuel burning stove with a limestone surround and archway leading through to:

Dining Room - 11'11" x 11'7" (3.63m x 3.53m) With patio doors leading in to Garden Room, oak wood laminate flooring and radiators.

Kitchen - 12'3" x 11'8" (3.73m x 3.56m) Fully fitted kitchen with a NEFF induction hob with extractor over, built-in NEFF oven and additional built-in NEFF microwave oven combination. Built-in fridge, freezer and dishwasher. Stainless steel sink and drainer, radiator, tiled flooring and unit lighting with over-sink sliding window to Garden Room, half tiled walls, tiled flooring, downlighters and coved ceiling.

Utility Room - With fitted worksurface and sink, space and plumbing for washing machine, boiler supplying central heating, tiled flooring and door leading through to:



Bedroom Two - 12' x 11'8" (3.66m x 3.56m) Fitted wardrobes, radiator, TV point and rear facing window.

Bedroom Three - 14' x 8'11" (4.27m x 2.72m) Fitted wardrobes, radiator and front facing window.

Bedroom Four - 11'8" x 10'10" (3.56m x 3.3m) With front facing windows, fitted wardrobes and radiators.

Large Family Shower Room - A refitted shower room with low level WC, wash hand basin and walk in shower area. Fully tiled floor and walls, spotlights, heated towel rail and rear facing window.



Outside - The property is approached by a sweeping gravelled driveway lined with mature trees and lamp posts. The extensive front garden is mainly laid to lawn with a range of mature ornamental trees and shrubs. Two iron gates to the rear garden.

Double Garage - 17' x 16'5" (5.18m x 5m) With two up and over doors, personal door to rear and window. Power and light connected.

Landscaped Rear Garden - The well sized and well-presented rear garden is fully enclosed by timber fencing. There is a raised dining area with gazebo, approached by a low flight of flagged steps, with a further patio by the well-stocked fish pond for breakfasting etc. There is a selection of ornamental and fruiting cherry trees, acers and conifers, shrubs and borders, complemented by an oriental gravelled garden accessed through a timbered archway. This extensive garden is a real asset to the property.