

West Road, Pointon, Sleaford, NG34 0NA



Offers In Excess Of £285,000 Freehold



Nestled on West Road in the charming village of Pointon south of Sleaford, this delightful detached bungalow offers a perfect blend of comfort and style. With three spacious reception rooms, this property is ideal for both relaxation and entertaining. The two generously sized double bedrooms provide ample space for rest, while the bathroom and ensuite WC add convenience to daily living.

One of the standout features of this home is the beautifully landscaped rear garden, which serves as a tranquil retreat. The garden is complemented by a charming summer-house, and illuminated seating areas perfect for enjoying warm summer days or as a peaceful reading nook. Additionally, the converted garage has been thoughtfully transformed into a versatile office or gymnasium, catering to modern lifestyles and working from home.

The conservatory, which overlooks the stunning rear garden, invites natural light into the home and creates a seamless connection between indoor and outdoor living. This space is perfect for enjoying morning coffee or hosting gatherings with friends and family.

This bungalow not only offers a comfortable living space but also a wonderful outdoor area that enhances the overall appeal of the property. With its prime rural location in Pointon with views over open fields, parking for up to 4 cars, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This property is a true gem, perfect for those seeking a peaceful yet vibrant lifestyle.

Hall
10'11" x 8'9"



The property is entered through fully glazed UPVC door with frosted glass into an "L" shaped hallway, vinyl click flooring, single radiator, pendant lighting, two storage cupboards and loft access.

Living Room
11'10" x 15'0"



Having a bow window to the front elevation with a radiator underneath, and additional side window overlooking the driveway, vinyl click flooring, pendant lighting, four wall lights, a stone fireplace surround with inset log burner.

Kitchen
9'5" x 15'0"



Window to the rear elevation, vinyl click flooring, cupboard which houses the floor standing oil boiler, a

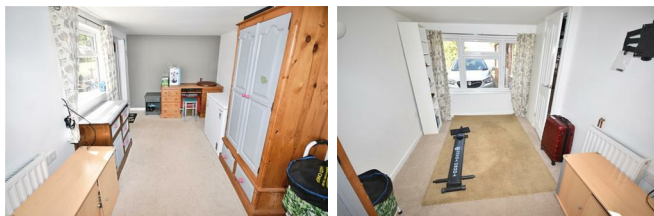
range of white coloured wall and base units. freestanding electric cooker with tiled splash-back, stainless steel cooker hood, space for tall fridge freezer, plumbing for a washing machine, one and half bowl stainless steel sink with mixer tap, composite worktops and door to conservatory.

Dining Room/Bedroom 3
7'10" x 11'8"



Window to side elevation with radiator underneath, vinyl click flooring and pendant lighting.

WorkshopOffice
19'5" x 8'1"



A converted garage done with planning approval now being usable for many purposes having windows to front and side elevations, a door opening could be added from the kitchen if electrics were to be moved across in the garage making this room then accessible from the kitchen, radiator, carpeted flooring and plaster boarded walls.

Conservatory
6'8" x 16'6"



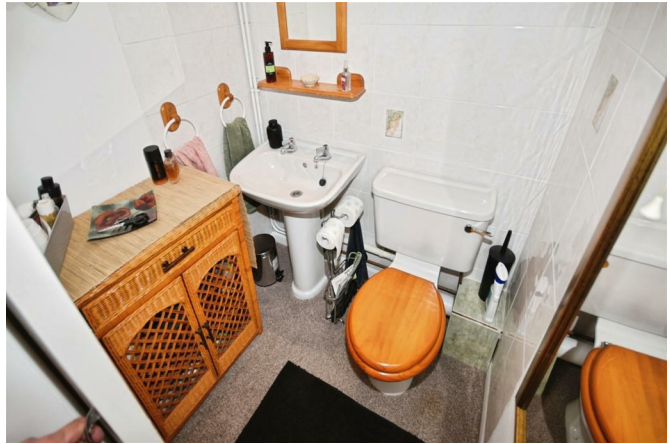
Windows to 3 elevations, fully glazed door to the patio with a poly-carbonate roof, two wall lights, vinyl click flooring, large radiator (needs connecting up)

Bedroom 1
10'8" x 10'11"



Window to the side elevation with radiator underneath, carpeted flooring, pendant lighting and space for wardrobes.

En-suite
2'2" x 5'2"



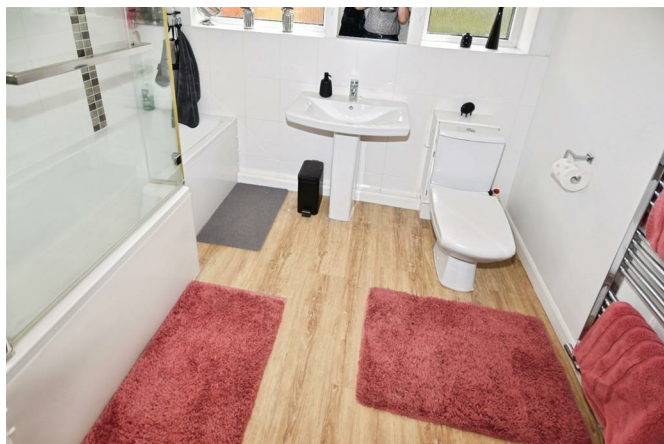
Carpeted flooring, pedestal sink with separate hot and cold taps, close couple toilet and half height tiling.

Bedroom 2
11'10" x 10'11"



Window to front elevation with radiator underneath, carpeted flooring, pendant lighting and two double fitted wardrobes,

Bathroom 8'6" x 7'8"



Two windows to the side elevation with frosted glass, vinyl click flooring, three piece suite comprising of "P" shaped type bath with individual chrome hot and cold taps, fully tiled enclosure with mixer shower, pedestal sink with monochrome tap, close couple toilet, chrome heated towel rail. spotlights in the ceiling and mirrored medicine cabinet.

Energy Efficiency

The property is beautifully appointed and offers UPVC double glazing, oil fired central heating with radiators to all rooms providing an EPC rating of: D and Council Tax Band: C. The Electric meter is a smart meter.

Outside



The front has a driveway for up to 4 cars, garden laid mainly to lawn with perimeter borders featuring trees, shrubs, bushes and flowering plants, Both sides of the property have wrought gates enclosing it fully from the rear with a wooden shed on the left side with paving slabs and outside tap, the right side leads along the converted garage to the rear patio and oil tank location.

The highlight of this property is the large rear garden being accessed up a few steps from the patio and is split into areas, featuring a green-house, a summer-house and an additional shed at the far end, the garden features an apple tree, a lovely seating area with lantern lighting and many shrubs, bushes and flowering plants making this a beautiful garden to enjoy with family and friends.

Disclaimer 1

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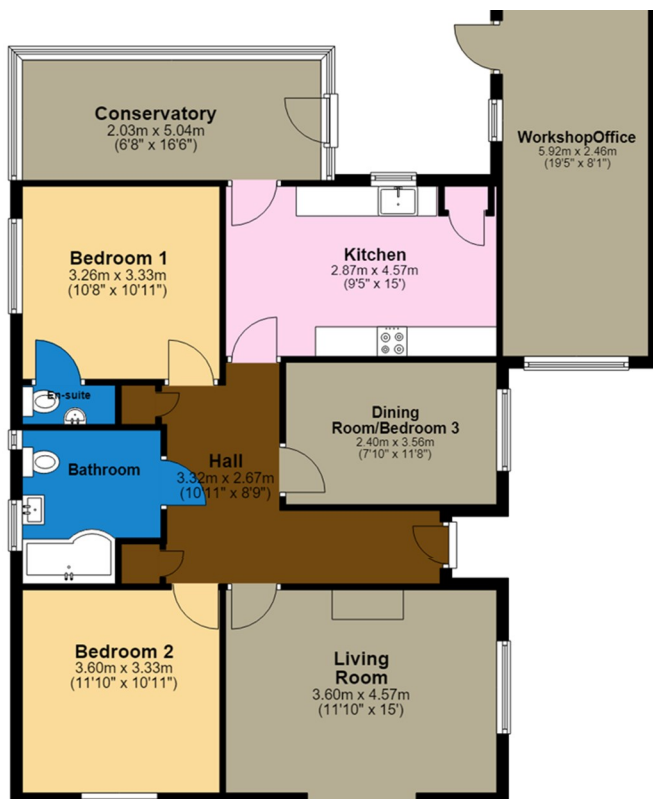
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

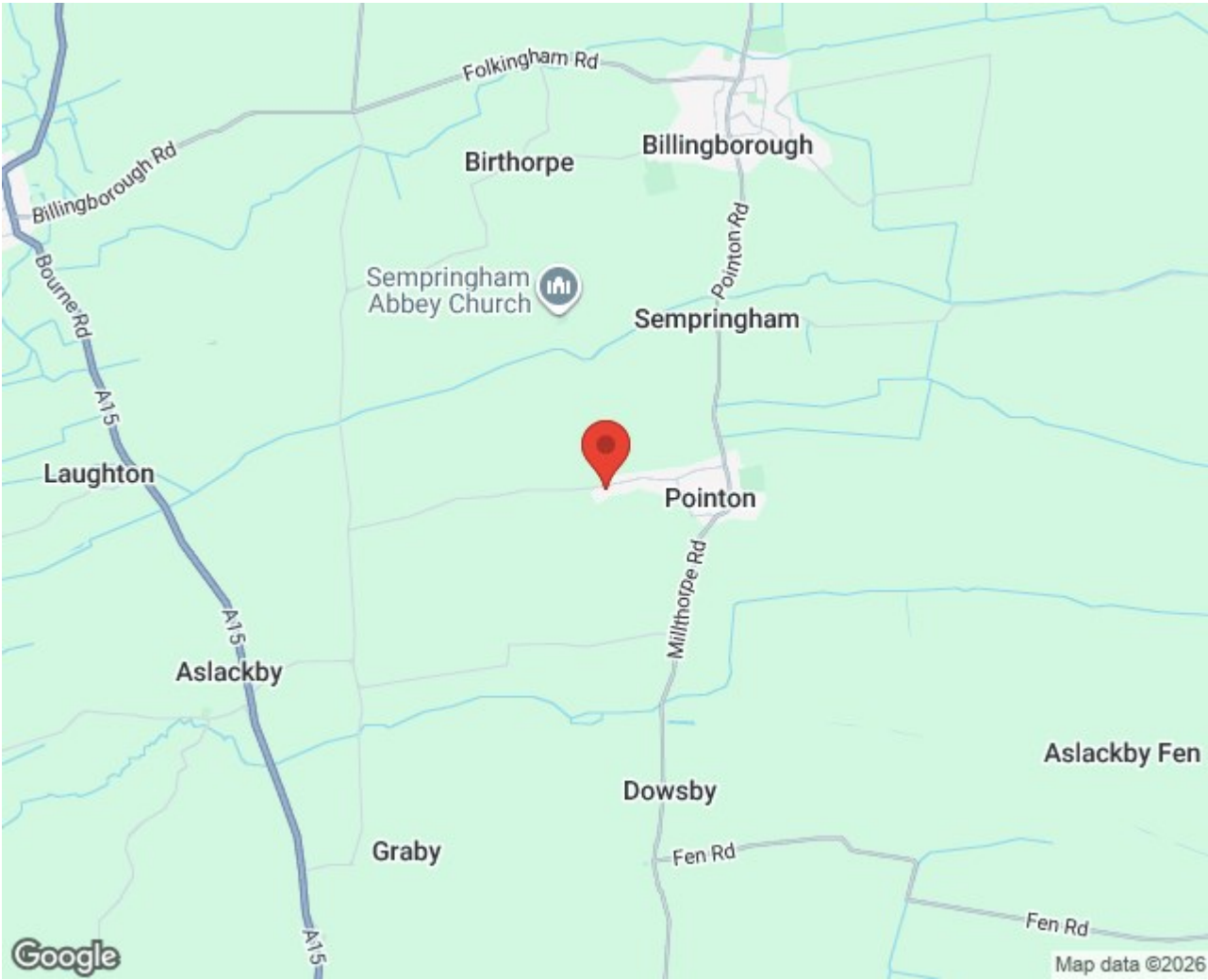
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	