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Longstaff INC. Eckfords

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Field House , Aveland Way , Aslackby , Bourne , NG34 0HG

£750,000 Freehold

- Individual Detached House
- Village Location
- Five Bedrooms
- Four Reception Rooms
- Pretty Village Location

A unique opportunity has arisen to purchase this stunning individual detached family house located in a popular village location. This property offers spacious exceptionally well presented accommodation including four reception rooms and five bedrooms. Couple there is a potential self contained annexe and far reaching views at the rear across open fields and countryside.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

ENTRANCE HALL

15' 11" max x 24' 9" max (4.85m x 7.54m) A spacious and very impressive Entrance Hallway: Part glazed uPVC wooden effect front door and glazed side panel: Oak flooring, two radiators, three ceiling mounted lights, stairs to first floor landing, built in storage cupboard.

BREAKFAST/KITCHEN

14' 8" x 11' 9" (4.47m x 3.58m) Fitted wall mounted and floor standing wooden cupboards with complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, under unit lights, integrated dishwasher, space for range cooker with six ring ceramic hob and double electric oven and warmer, two



integrated fridges, integrated freezer all included in sale, centre island with complimentary granite worktop and cupboards under, ceramic floor tiles, radiator.

INNER HALLWAY

Ceramic floor tiles, radiator, barn style door to large storage cupboard, further wall mounted and floor standing cupboards, door through to cloakroom: Low level WC with concealed flush, pedestal wash hand basin, ceramic floor tiles, radiator, extractor fan.

UTILITY ROOM

7' 9" x 5' 6" (2.36m x 1.68m) Range of wall mounted and floor standing oak faced base and wall units, Worktop area includes inset stainless steel sink unit with mixer taps. Space and plumbing for automatic washing machine and tumble dryer.

STORAGE ROOM

15' 1" x 7' 1" (4.6m x 2.16m) Ceramic floor tiles, floor standing oil central heating boiler, velux window, door to outside.

DINING ROOM

11' 6" x 14' 8" (3.51m x 4.47m) Ceramic floor tiles, two wall lights, TV point, radiator, French doors opening to patio.

LOUNGE

15' 10" x 17' 3" (4.83m x 5.26m) Off hallway are twin opening doors to the Lounge.

Recessed fireplace with log burner, paved hearth, recess to each side of fireplace, TV point, three wall light points, oak flooring, wall mounted thermostatic heating control, French doors opening to patio.

STUDY /FAMILY ROOM

11' 9" x 11' 1" (3.58m x 3.38m) TV point, radiator.

BEDROOM 4

11' 9" x 13' 1" (3.58m x 3.99m) Currently used as a second study. TV point, two wall light points, radiator.

BEDROOM 5

9' 5" x 11' 6" (2.87m x 3.51m) Radiator, TV point, window to rear.

BATHROOM

6' 5" x 8' 5" (1.96m x 2.57m) Shaped panelled bath with shower over, curved glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, extractor fan.

FIRST FLOOR

LANDING

10' 8" x 16' 5" max (3.25m x 5m) Radiator, velux window, lights and chandelier light over stairs, wall mounted thermostatic heating control, access to roof storage space via retractable metal loft ladder. Loft area boarded out for storage and having power and lighting.

BEDROOM 1

21' 11" max x 20' 11" (6.68m x 6.38m) Laminate flooring, radiator, exposed wooden ceiling beams, three ceiling lights, window to front and side, TV point.



ENSUITE SHOWER ROOM

Double width shower cubicle with glass sliding door, wash hand basin with wooden vanity unit, low level WC with concealed flush, white heated ladder towel rail, ceramic floor tiles, extractor fan.

BEDROOM 2

22' 1" x 12' 10" (6.73m x 3.91m) Four wall light points plus ceiling spotlights, exposed wooden ceiling beams, built in wardrobe, radiator, window to front and side, TV point.

ENSUITE BATHROOM

11' 9" x 7' 8" (3.58m x 2.34m) Panelled bath with centre mixer taps, large wash hand basin with vanity cupboard, low level WC with concealed flush, double width shower cubicle with glass sliding door, white heated ladder towel rail, complimentary splash back tiling, ceramic floor tiles.

BEDROOM 3

15' 5" x 12' 9" (4.7m x 3.89m) Exposed wooden ceiling beams, built in storage cupboard and shelving unit, TV point, ceiling lights, radiator, two windows to rear.

DRESSING ROOM

9' 11" x 7' 8" (3.02m x 2.34m) Laminate flooring, velux window, radiator. Please note this room is currently fitted out as a dressing room, but has the size to be a good single bedroom or family bathroom as it is immediately adjacent to the necessary water and waste pipe work services.



EXTERNALLY

GARDEN

This detached house benefits from a large gravelled driveway which provides off road parking for several cars. The garden wraps around the house and the total size of the plot is approximately half an acre.

To one side of the house is a large fishpond with a brick built retaining wall. There are an abundance of mature shrubs in the borders. The main part of the rear garden is laid to a large lawn with many mature trees including apple trees. The views at the rear are enviable and look out over open fields and countryside. The garden continues to the opposite side of the house with further mature shrubs and a raised large bed. There are two oil tanks at the side although only one is connected.

AGENTS NOTE

Field House is an individually designed self build detached house located in the popular village of Aslackby. The property was constructed by the present owner who has occupied the house from new. It offers spacious accommodation and is very well presented throughout and also benefits from enviable far reaching views across open fields and countryside. The house itself is fitted with high specification fixtures and fittings. The windows were replaced approximately 2 years ago and the roof is fully insulated. This property also benefits from fibre broadband and a self contained annexe at the rear of the double garage.





block which would be perfect for either an older child still living at home or an elderly parent. The house is also being sold with No Onward Chain. This is certainly not a property to miss out on and viewing is highly recommended to appreciate everything it has to offer.

GARAGE BLOCK & ANNEXE.

The large double garage and annexe are located to the right hand side of the driveway. Double garage 18'1" x 24'11" with twin up and over doors and power and light connected. At the end of the garages is a self contained potential annexe which needs fitting out but does have power, lights and water supply already connected.. The main living space is 14'1 min x 22'9 max and could incorporate a kitchen area. The second room 10'3" x 18'0". The third room has water and waste pipes connected to become a bathroom. This annexe has tremendous potential to be a home office complex or self contained granny-flat or teenager area.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND F

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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