



Aunsby, Sleaford, Lincolnshire  
offers in excess of £350,000 **Freehold**

**QUENTIN  
MARKS**



# Key Features



- Modern Home
- 3 Double Bedrooms
- 3 Ensuites
- Large Breakfast Kitchen
- Utility Room

Beautifully presented throughout, this spacious and modern home has been thoughtfully designed in a stylish barn conversion style and offers well-proportioned accommodation throughout. The property features 3 generous double bedrooms, each benefiting from its own private ensuite and built-in wardrobes, providing excellent comfort and storage.

At the heart of the home is the impressive open-plan breakfast kitchen, extensively fitted with a range of contemporary base and eye-level units. The kitchen includes an inset induction hob with extractor, as well as a tall housing unit with integrated oven and microwave. Additional integrated appliances include a fridge freezer and dishwasher, creating a sleek and practical cooking space.





Total floor area 151.1 sq.m. (1,626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [wwwPropertyBox.io](http://www.PropertyBox.io)



A large set of bi-fold doors opens directly onto the rear garden, allowing natural light to flood the room and creating an ideal space for indoor-outdoor living. The kitchen flows seamlessly into a separate dining room, which also enjoys garden access via French doors.

Further ground floor accommodation includes a spacious lounge, a downstairs WC, and a well-equipped utility room offering a good range of built-in cupboards for additional storage.

The property benefits from air source heat pump central heating, with underfloor heating throughout the ground floor and radiators serving the first floor, ensuring comfort and energy efficiency.

Externally, the property continues to impress. To the front, a block-paved driveway provides off-road parking for several vehicles. The fully enclosed rear garden features an Indian stone-paved patio, artificial lawn, and an outside tap, offering a low-maintenance and attractive outdoor space.

Early viewing is highly recommended to fully appreciate the quality, space, and design this superb home has to offer.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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INFORMATION



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