

***ANCASTER LANE,  
OASBY, NG32 3NA***



***£289,500***

***Located on the fringe of this picturesque village, with a field to the front and paddock to the rear, a superbly presented and extended Three Bedroom Detached Bungalow, boasting particularly private and well manicured gardens and a 20'4 x 20'4 Living Area. The property has been well maintained by the current owners and benefits from LPG Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge Diner, Kitchen, Three Bedrooms and Family Bathroom. A tandem drive to the front provides Parking for a number of vehicles and is extended by a gravelled area to provide further parking. The Rear Garden, which is a particular feature of this home, is South West facing and particularly private. To fully appreciate the space this property offers, together with its tranquil setting, viewing is recommended.***

**Location:**

With easy access to both Grantham and Sleaford, Oasby is a small village with a public house.

**Directions:**

Travelling South out of Sleaford on the Grantham Road, at the roundabout take the first exit on to the A15 signposted Peterborough. Take the third turning on the right towards Swarby and proceed through the villages of Swarby and Culverthorpe and enter the village of Oasby. Take the first turning on the right into Village Street and follow the road as it bears to the left, and at the 'T' Junction turn right into Ancaster Lane where the property is located on the left hand side.

A double glazed entrance door provides access to the Hall having coved ceiling, store cupboard, loft access, smoke alarm and radiator.

**Lounge Diner: 6.20m (20'4") x 6.20m (20'4") max**

Having sliding patio doors to the rear garden, three wall light points, coved ceiling and two radiators.

**Kitchen: 3.38m (11'1") x 2.84m (9'4")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer stainless steel sink with mixer tap, space for electric cooker with cooker hood over, store cupboard housing the LPG combination boiler, space for stacked fridge and freezer and rear entrance door.

**Bedroom 1: 4.06m (13'4") x 2.92m (9'7")**

Having coved ceiling and radiator.

**Bedroom 2: 3.84m (12'7") x 3.07m (10'1")**

Having coved ceiling and radiator.

**Bedroom 3: 3.15m (10'4") x 1.96m (6'5")**

Having coved ceiling and radiator.

**Bathroom:**

Being part tiled and having close coupled w.c, floating hand washbasin with mixer tap, panelled bath with mixer tap and electric shower over, shower screen, ceiling downlighters and radiator.

**Outside:**

A tandem concrete drive provides **Ample Off Road Parking** and approaches the **Attached Single Garage 4.75m (15'7") x 2.54m (8'4")** having manual up and over door, power points, lighting and personal door to the rear garden. The remainder of the front garden is partially enclosed by mature hedging and is laid to lawn with a gravelled area providing further parking. The **Rear Garden** has been well manicured and offers a good sized lawn area with a block paved patio, well stocked borders, separate enclosed vegetable plot, store cupboard attached to the garage, greenhouse, timber shed and various water butts, all enclosed by timber fencing and there are views over a paddock.



**Lounge**



**Dining Area**



**Kitchen**



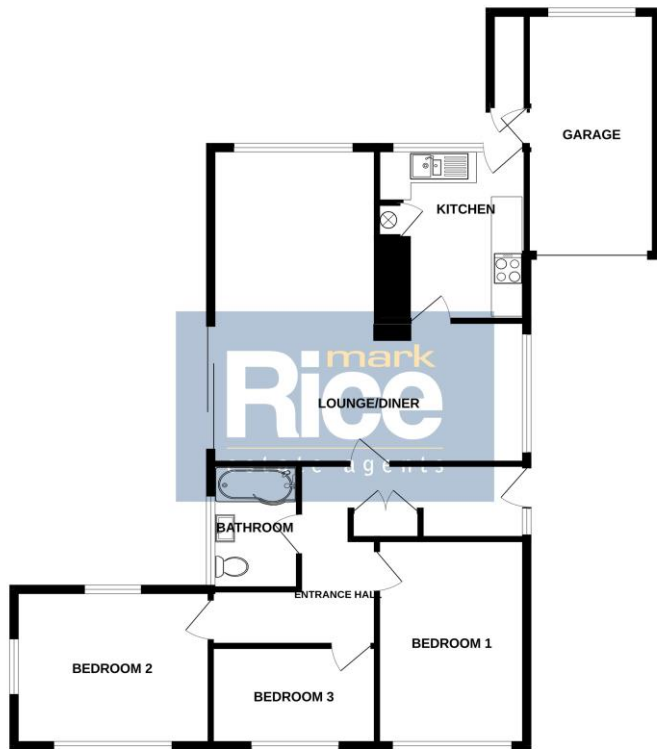
**Bedroom 1**



**Bedroom 2**

Council Tax Band C.

GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.  
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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*Bedroom 3*



*Bathroom*



*Rear Garden*



*Front Garden*



*View To Rear*

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

2003:

*Reference 13/06/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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