

Pygott & Crone

Plot 3, 57C, Main Street

South Rauceby, Sleaford, Lincolnshire, NG34 8QQ

£795,000

Overview

An exciting opportunity to acquire a superb newly built detached bungalow, forming part of an exclusive development of just three luxury homes within the highly sought-after village of South Rauceby.

Constructed by respected local developer SN & GT Properties Ltd, renowned for delivering high-quality homes, the property has been designed with both style and practicality in mind, offering spacious and versatile accommodation extending to approximately 2,316sq.ft (215.2 sqm). The thoughtfully planned layout is equally suited to family buyers, those seeking single-storey living or purchasers looking to downsize without compromise.

The accommodation centres around an impressive open-plan family dining kitchen, featuring two sets of bi-fold doors opening onto the gardens and creating a wonderful space for everyday living and entertaining. In addition, there is a generous lounge with bay window and feature fireplace, a welcoming reception hallway and a separate utility room.

There are four well-proportioned double bedrooms, with the two principal bedrooms benefiting from en suite facilities, together with a stylish family bathroom.

Outside, the property enjoys private gardens, a driveway providing ample off-road parking and a detached double garage. Further benefits include an air source heat pump, underfloor heating and uPVC double glazing, combining modern comfort with excellent energy efficiency.

South Rauceby is a well-regarded estate village with locally renowned country pub and restaurant 'The Bustard Inn', primary school and village hall which houses a popular pre school. There are many lovely walks and bridleways in the area together with two livery yards in the village itself. Being just outside of Sleaford it is also convenient for both the A15 and A17. The larger market town of Grantham is only 12 miles away where there is both A1 and intercity rail service to London King's Cross.

EXTERNAL

• Traditional brick exterior with a quality tiled roof.

• Private driveway with parking.

• Detached double Garage included.

• Turfed Gardens.

• External Paving.

INTERNAL

• Spacious entrance hall.

• Large open-plan kitchen, dining and living area.

• Separate Lounge.

• Four bedrooms.

- Main and Guest bedrooms with en-suites.
- Family bathroom.
- Separate cloakroom/WC.
- Utility/boot room.
- Good storage throughout.
- Underfloor heating throughout.
- Modern lighting and electrical layout.

KITCHEN

- Bespoke shaker-style kitchen.
- Large kitchen island.
- Integrated appliances.
- Practical utility/boot room.

BATHROOMS

- Modern family bathroom.
- En-suite to the main and guest bedrooms.
- Heated towel rails.
- Provision for illuminated/heated mirrors.
- Stylish, modern fittings and finishes.

HEATING, VENTILATION & ENERGY

- Air source heat pump.
- Underfloor heating throughout with control for each zone.
- High levels of insulation.
- Energy-efficient windows and doors.
- Fibre connection provision.

4 Bedroom Detached Bungalow

- Brand new detached luxury bungalow
- Exclusive development of just three homes
- Approximately 2,316 sq.ft of versatile accommodation
- Four generous double bedrooms
- Two principal bedrooms with en suite facilities
- Superb open-plan family dining kitchen with bi-fold doors
- Detached double garage and private driveway
- Sought after village location
- EPC Rating - TBC, Council Tax Band - TBC

Location



Plot 3 Main Street, South Rauceby, Sleaford, NG34

Approximate Area = 2316 sq ft / 215.2 sq m
Garage = 476 sq ft / 44.2 sq m
Total = 2792 sq ft / 259.3 sq m
For identification only - Not to scale



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Houses. Homes. Harmony.

Pygott & Crone

Plot 3, 57C, Main Street, South Rauceby
is on the market with our Sleaford branch

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