

Pygott & Crone

New Bungalows, Rear Of 57, Main Street

South Rauceby, Sleaford, Lincolnshire, NG34 8QQ

From

£600,000



Overview

We are excited to offer for sale this exclusive development of just three high-quality homes within the much sought after village of South Rauceby, situated in the heart of the village set back from the main street down a private drive. The development comprises beautifully designed, newly built, three and four bedroom detached bungalows constructed by respected local developer SN & GT Properties Ltd, known for delivering luxury homes finished to an exceptional standard.

All three bungalows offer spacious and thoughtfully planned accommodation designed to suit a wide range of buyers with a versatile layout combining contemporary open-plan living with practical everyday functionality. The smaller bungalow is some 1,441 sqft (133.9 sqm) ranging to the four bedroom being some 2,316 sqft (215.2 sqm).

At the heart of each home is an impressive open-plan family dining kitchen, creating a superb space for entertaining and modern family life. Complementing this is a separate lounge and utility room providing an excellent balance of living and working space.

Outside, the properties enjoy private gardens together with a driveway providing off-road parking and access to the detached garages. Further benefits include an air source heat pump, solar panels and uPVC double glazing, ensuring excellent energy efficiency and lower running costs.

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.

Plot 1 £600,000

Plot 2 £625,000

Plot 3 £795,000

EXTERNAL

• Traditional brick exterior with a quality tiled roof.

• Private driveway with parking.

• Garage included.

• Turfed Gardens.

• External Paving.

KITCHEN

- Bespoke shaker-style kitchen.

- Large kitchen island.

- Integrated appliances.

- Practical utility/boot room.

BATHROOMS

• Modern family bathroom.

• En-suite to the main bedroom.

• 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.

Plots 1 and 2 in addition have solar Panels and Mechanical Ventilation with Heat Recovery (MVHR) systems.

Plot 3 has detached double garage and en suite to second bedroom.



Detached Bungalows

- Exclusive development of just 3 bungalows
- Beautifully designed luxury homes
- Choice of 3 & 4 bedroom properties
- Contemporary open plan living
- Each has an impressive family dining kitchen
- Plus separate lounge / sitting room
- Generous plots with private gardens
- Air source heat pump and underfloor heating
- Sought after village location

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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Plot 1 Main Street, South Rauceby, Sleaford, NG34

Plot 1 = 1371 sq ft / 127.4 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 1640 sq ft / 152.3 sq m
For identification only - Not to scale



PLOT 1 GROUND FLOOR

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Plot 2 Main Street, South Rauceby, Sleaford, NG34

Plot 2 = 1441 sq ft / 133.9 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 1710 sq ft / 158.8 sq m
For identification only - Not to scale



PLOT 2 GROUND FLOOR

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Houses. Homes. Harmony.

Pygott & Crone

New Bungalows, Rear Of 57, Main Street, South Rauceby
is on the market with our Sleaford branch

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