





Property Description

Connells are delighted to offer this spacious and well-presented four bedroom detached family home that is located on one of the most quiet and sought after locations in Sleaford and offers fantastic space inside and out with a driveway for multiple cars and a double garage.

The property comprises of: Entrance hall, study, living room, kitchen/diner and utility room, dining room, conservatory and two downstairs WC. The first floor boasts four double bedrooms master bedroom with ensuite and family bathroom. All bedrooms include built in wardrobes and plenty of storage. To the rear, the spacious, private rear garden is an ideal space for entertaining and sending time with family and friends

Located within walking distance to Sleaford town centre that offers a range of local amenities including; excellent schools, shops, leisure centre, pub and restaurants. The property is also within close proximity to Sleaford Railway Station.

Viewing is Highly Recommended to see the Full Potential this property has to offer.

Entrance Hall

Lounge

30' x 12' 8" (9.14m x 3.86m)

Dining Room

13' 4" x 12' 9" (4.06m x 3.89m)

Cloakroom

Kitchen

18' 5" x 11' 2" (5.61m x 3.40m)

Utility

Garden Room

13' 3" x 9' 5" (4.04m x 2.87m)

Study

7' 9" x 10' 5" (2.36m x 3.17m)

Landing

Bedroom 1

18' 1" x 15' 2" (5.51m x 4.62m)

En Suite

Bedroom 2

13' 1" x 11' 1" (3.99m x 3.38m)

En Suite

Bedroom 3

12' 1" x 10' 5" (3.68m x 3.17m)

Bedroom 4

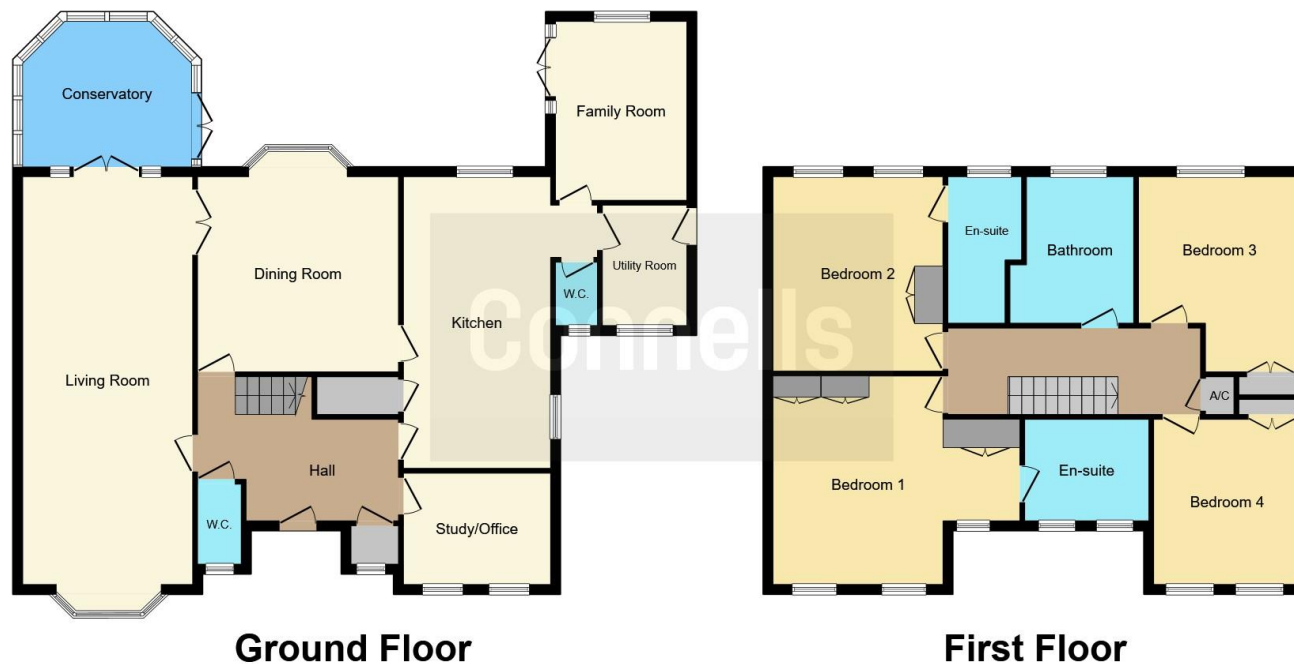
11' 1" x 10' 3" (3.38m x 3.12m)

Family Bathroom









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/GRM308696](https://www.connells.co.uk/Property/GRM308696)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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