



Connells

Sheldrake Road
Sleaford

Sheldrake Road
Sleaford NG34 7XF

for sale offers in excess of
£425,000



Property Description

Connells are excited to present this opportunity to own this spacious detached four double bedroom home with a driveway and double garage in a popular sought-after area, conveniently located for St.Botolphs Primary School. The property is in a quiet yet convenient location 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 proximity to Sleaford Railway Station. This beautiful family home comprises of a spacious entrance hall, downstairs w.c, good size living room to the front of the property, separate dining room with double patio doors leading to the garden, a kitchen dining family room with separate utility room. The first floor has a spacious landing, a large master bedroom with built in wardrobes with plenty of storage, a separate dressing room and en-suite. There are three further double bedrooms with built in wardrobes with plenty of storage and the family bathroom with a separate shower and bath. The windows to the front of the property have white plantation shutters installed. To the outside, the front of the property has a driveway leading up to the garage with ample space for off street parking. To the rear of the property there is a beautiful, enclosed south facing rear garden with a large patio area, lawned area, a lovely decking area great for entertaining, mature trees and shrubs.

Viewings are highly recommended!

Ground Floor

Entrance Hall

With doors leading to the downstairs w.c, living room, dining room, kitchen / dining room, stairs leading to the first floor.

Downstairs W.C

With a w.c, wash hand basin.

Living Room

18' 7" x 11' 10" (5.66m x 3.61m)

With a stunning bay window to the front, double doors leading to the hallway and the dining room. Feature fire place, carpet.

Dining Room

10' 10" x 10' 1" (3.30m x 3.07m)

With double doors leading to the rear garden, door leading to the hallway, carpet.

Kitchen / Dining Room

22' 1" x 17' 7" (6.73m x 5.36m)

With windows to the rear, door leading to the rear garden, built in oven, gas hob, space for free standing appliances, doors leading to the hallway and the utility room.

Utility Room

With doors leading to the kitchen, garage, rear garden and the understairs cupboard. Boiler.

First Floor

Landing

With doors leading to the four bedrooms, family bathroom, storage cupboard.

Bedroom One

14' 11" x 10' 9" (4.55m x 3.28m)

With a window to the front, carpet, radiator, built in wardrobes, access to the dressing room, door leading to the en-suite.

Dressing Room

5' 5" x 5' 4" (1.65m x 1.63m)

Window to the front.

En-Suite

With a window to the side, double shower, wash hand basin, w.c, heated towel rail.

Bedroom Two

12' 7" x 11' 11" (3.84m x 3.63m)

With a window to the front, carpet, radiator, built in wardrobes.

Bedroom Three

11' 11" x 11' 9" (3.63m x 3.58m)

With a window to the rear, carpet, radiator, built in wardrobe.

Bedroom Four

14' 2" x 9' 3" (4.32m x 2.82m)

With a window to the rear, carpet, radiator, built in wardrobe.

Bathroom

With a window to rear, shower, bath, wash

hand basin, w.c.

Outside

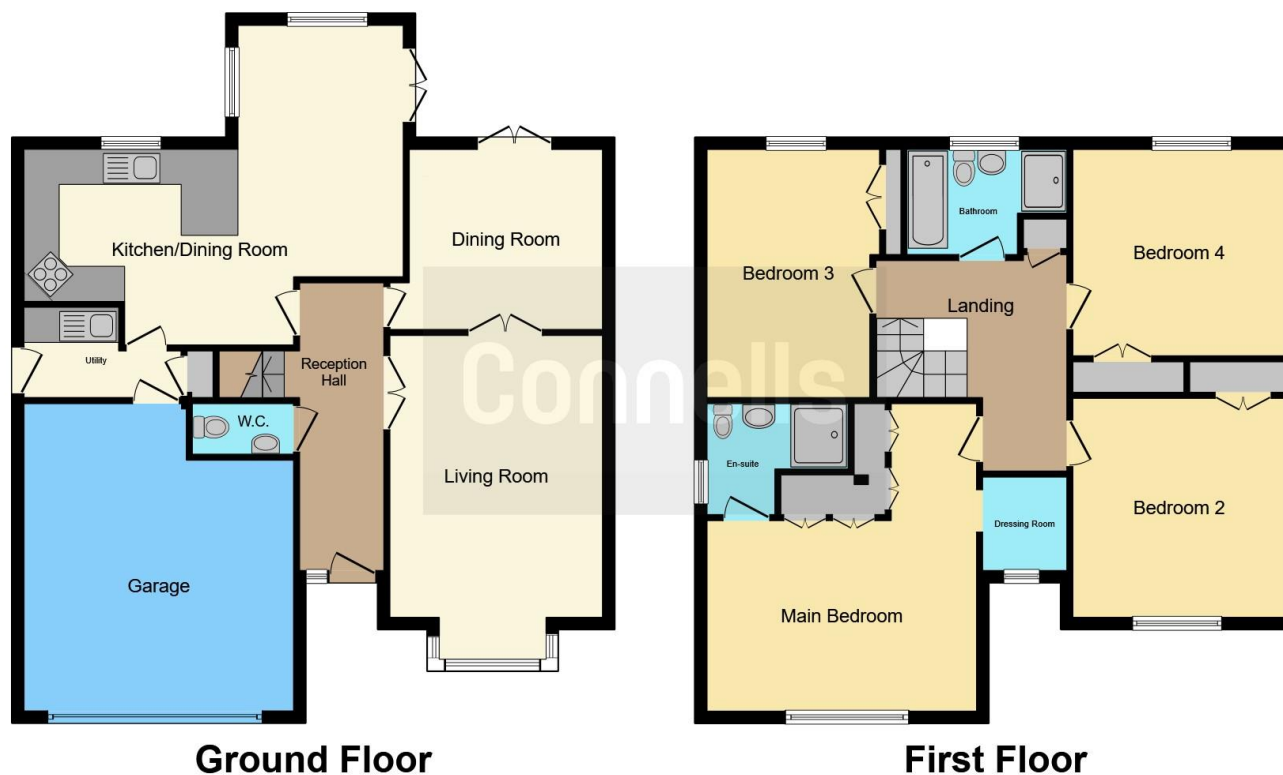
Garage

15' 1" x 14' 6" (4.60m x 4.42m)









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 www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309168



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