



**Hyde Way, Holdingham Sleaford NG34 8YS**

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## **Hyde Way, Holdingham Sleaford**

Refurbished to an incredible standard throughout, this detached house has gone through a full makeover. Offering features such as a master bedroom with free standing bath, ensuite to master and dressing room and detached gym and kitchen area in the garden. Viewing is highly recommended.



### Entrance Hall

Having oak parquet flooring, understairs wine cellar and stairs rising to the first floor.

### Lounge

15' 8" x 11' ( 4.78m x 3.35m )

Featuring a fireplace, TV point, media wall, glass cabinet, radiator, shelving, oak engineered flooring and window.

### Kitchen / Diner / Snug

25' x 9' 10" ( 7.62m x 3.00m )

Built-in units with work surfacing over, sink with mixer tap, two built-in NEFF ovens, five ring gas hob, extractor, integrated appliances to include microwave, fridge freezer, Miele coffee machine, barbeque, deep fat fryer and 160 bottle wine cooler. There is tiled flooring with underfloor heating and window. The snug area has a fire and patio doors to the rear garden.

### Utility Room

8' 11" x 6' 3" ( 2.72m x 1.91m )

Fitted with wall and base units with work surfacing over, single drainer stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, tiled flooring and door to the side.

### Cloakroom

Fitted with a wash hand basin, WC and heated towel rail.

### Cinema Room

9' 10" x 8' 9" ( 3.00m x 2.67m )

There is a radiator, window and sliding oak door.

### First Floor Landing

Having a storage cupboard.

### Bedroom One

28' incl dressing area x 9' 7" ( 8.53m incl dressing area x 2.92m )

There is a radiator, TV point, freestanding bath and window with shutters. The dressing area has fitted wardrobes, fitted dressing table, radiator and window with shutters.

### Ensuite

6' 5" x 5' 4" ( 1.96m x 1.63m )

Fitted with a walk-in shower, his & hers sinks, WC, electric toothbrush charger, radiator and window.

### Bedroom Two

11' 2" x 11' 8" ( 3.40m x 3.56m )

Having a radiator and window.

### Bedroom Three

9' 11" x 9' 1" ( 3.02m x 2.77m )

There is a radiator and window.

### Bedroom Four

7' 5" x 9' 1" ( 2.26m x 2.77m )

Having a radiator and window.

### Bathroom

6' 4" x 7' 11" ( 1.93m x 2.41m )

Fitted with a suite comprising a bath with shower over, pedestal wash hand basin with mixer tap, WC, radiator, storage and window.

### Outside Front

To the front of the property there is driveway providing parking for two vehicles, lawned area, shrubs and gated side access.

### Rear Garden

The enclosed rear garden has a lawn, decking, raised planters, moat with floating porcelain steps, outdoor kitchen fitted with electric and porcelain floor tiles.

### Gym

15' 7" x 11' 8" ( 4.75m x 3.56m )

With power and lighting.



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## **Hyde Way, Holdingham Sleaford**

- Refurbished to an incredibly high standard
- Ensuite to master with walk-in shower and dressing room
- Downstairs cinema room
- Detached gym and kitchen area in the garden
- New kitchen with dining/snug area

Tenure: Freehold EPC Rating: B

**£350,000**



Please note the marker reflects the postcode not the actual property

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