



## 11 STRATTEN PARK

SLEAFORD, NG34 8YD

**£359,950**  
**FREEHOLD**

This impressive modern home offers outstanding kerb appeal, set back with two off-road parking spaces and an integral garage, and delivers beautifully balanced living throughout. Inside, a welcoming central hallway leads to a bright front lounge with bay window, while to the rear the heart of the home is a stunning open-plan kitchen/diner, finished to a high standard and perfect for both everyday family life and entertaining, complemented by a separate utility room and ground floor WC. Upstairs, four well-proportioned bedrooms provide excellent flexibility, including a spacious principal bedroom with dual-aspect windows and a stylish en-suite, all served by a contemporary four-piece family bathroom. Outside, the fully enclosed rear garden is generous in size and ideal for families and social gatherings, completing a home that combines modern comfort, space and practicality in a highly attractive setting.



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- Four-bedroom detached family home
- Built in 2015 and owned since new
- Located on the popular Stratten Park development
- Spacious open-plan kitchen/diner
- Bright lounge with bay window
- Principal bedroom with en-suite
- Modern four-piece family bathroom
- Fully enclosed, generous rear garden
- Two off-road parking spaces plus garage
- Close to amenities and local playground



## Summary

This impressive modern home enjoys excellent kerb appeal, set back with two off-road parking spaces and an integral garage. Upon entering, you are welcomed into a large central hallway (3.16m x 3.34m) providing access to the main living areas, first floor and a convenient ground floor WC (0.77m x 1.13m).

To the front of the property sits the spacious lounge (4.70m x 3.81m), featuring a beautiful bay window that floods the room with natural light, along with a side window and useful storage cupboard, creating a bright and comfortable space to relax.

To the rear is the heart of the home — a stunning open-plan kitchen/diner (4.91m x 5.94m), finished to a high standard and ideal for family living and entertaining. The kitchen boasts integrated appliances including an eye-level oven and gas hob, with ample space for dining.

A separate utility room (2.03m x 2.90m) provides additional storage and practicality, with external access.

The property also benefits from an integral garage (4.56m x 2.90m) with up-and-over door.

Upstairs, the first-floor landing (2.16m x

5.71m) includes a storage cupboard and leads to four well-proportioned bedrooms.

The principal bedroom (3.78m x 3.84m) enjoys dual-aspect windows and a modern en-suite shower room (2.31m x 1.78m).

Bedroom two (3.48m x 3.30m) is a generous double with built-in storage, while bedroom three (3.61m x 2.72m) and bedroom four (3.61m x 3.30m) are both well-sized and versatile.

The bedrooms are served by a contemporary four-piece family bathroom (1.78m x 2.90m), comprising bath, separate shower, wash basin and WC.

Externally, the property continues to impress. The rear garden is a good size, fully enclosed and ideal for families, children and entertaining. The front of the property offers excellent kerb appeal, two off-road parking spaces and access to the garage.

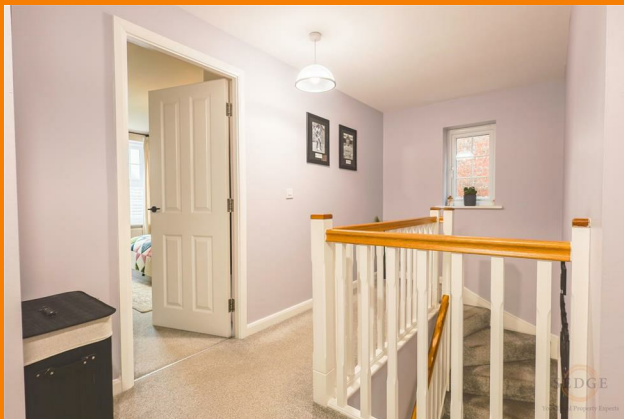
These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to

additional charges such as estate management charges, rent charges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

£322 management charges in 2026

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## ADDITIONAL INFORMATION

**Local Authority** – North Kesteven

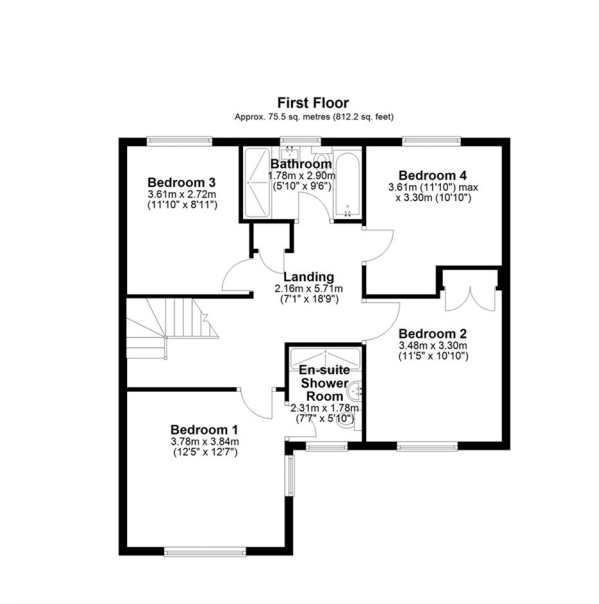
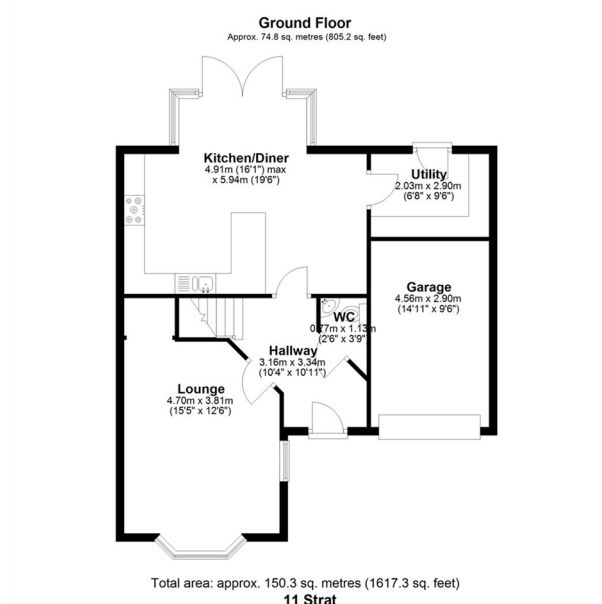
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1650.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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