



Carlton Close, Sleaford, NG34 7WN

£399,950

A Substantial four bedroom detached family home which occupies an enviable position tucked away at the end of this small select cul de sac. The interior provides spacious, well maintained and tastefully decorated rooms throughout, has a detached double garage and large landscaped rear gardens with high degrees of natural privacy.



2 Carlton Close, Sleaford, NG34 7WN

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

ENTRANCE HALL

Stairs to first floor, tiled flooring, understairs storage cupboard

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

STUDY 10'2" x 8'6" (3.10 x 2.60)

Double glazed window, carpet flooring

LIVING ROOM 13'5" x 12'5" (4.10 x 3.80)

Double glazed bay window to front aspect, carpet flooring, log burner

DINING ROOM 9'10" x 9'2" (3.0 x 2.80)

Double glazed doors to rear gardens, carpet flooring

KITCHEN DINING ROOM 20'0" x 10'9" (6.1 x 3.3)

Double glazed window to rear gardens, door to utility and dining room, fitted with a matching range of floor and wall units with work surfaces over, integrated appliances, ceiling spot lighting, tiled flooring

UTILITY ROOM 10'2" x 5'10" (3.1 x 1.8)

Door to rear gardens, matching wall and base units, washing & drying facilities

FIRST FLOOR LANDING

Carpet flooring, loft access

MAIN BEDROOM 13'9" x 12'1" (4.2 x 3.7)

Double glazed window, carpet flooring, door to en suite

EN SUITE

Shower enclosure, low level wc, wash hand basin

BEDROOM 13'1" x 12'9" (4.0 x 3.9)

Double glazed window, carpet flooring

BEDROOM 10'2" x 9'6" (3.1 x 2.9)

Double glazed window, carpet flooring

BEDROOM 11'1" x 9'2" (3.4 x 2.8)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

REAR GARDENS

Large landscaped rear gardens with high degrees of privacy, lawned area, patio area, outbuilding with power and light, fully enclosed by fencing

DOUBLE GARAGE 17'0" x 16'8" (5.2 x 5.1)

Detached double garage with electric up and over door and built in storage. Car charging point and driveway parking for several vehicles





