



Grantham Road, Sleaford  
£360,000



4



3



3

Freehold

£360,000



## Key Features

- Extended Detached Family Home
- Four Bedrooms
- Large Plot
- Lounge
- Snug/Office
- Popular Location
- EPC rating D
- Council Tax Band D





This Extended Four Bedroom Detached Family Home is situated on the ever popular Grantham Road in Sleaford. The property benefits to an extension for a Family Area and Snug/Office, with generous sized rooms throughout while enjoying a large South Facing plot. Internally Comprising; Entrance Porch, Hallway, Kitchen Diner, Lounge, Family Area/Dining Room, Snug/Office, WC, Four Bedrooms, En Suite to Master and Family Bathroom. A viewing is highly recommended to fully appreciate the position and size of property on offer.

### Porch

With entrance door, window to side aspect and door to garage.

### Hallway

With stairs leading to 1st floor and radiator.

### Lounge

5.06m x 3.52m (16'7" x 11'6")

Having an open fire place with log burner, opening to Dining Area, TV point and radiator.

### Dining Room

4.26m x 3.09m (14'0" x 10'1")

With French Doors to garden, windows to garden and radiator.

### Reception Room

4.17m x 5.30m (13'8" x 17'5")

With window to garden and radiator.

### Kitchen

5.29m x 5.86m (17'5" x 19'2")

Having a range of base and eye level units with work surface over, recess with further storage, sink with mixer tap and drainer, plumbing and space for dishwasher, plumbing and space for washing machine, integrated double oven, gas hob with extractor hood over, window to front aspect, french doors to rear aspect, tiled flooring and radiator.

### Landing

With stairs taken from ground floor, access to loft space with loft ladder, window to front aspect and airing cupboard.

### Bedroom One

3.58m x 3.49m (11'8" x 11'6")

With window to rear aspect, built in wardrobes and radiator.

### En Suite To Master

Three piece suite comprising corner shower cubicle, hand wash basin, low level wc, heated towel rail and window to side aspect.

### Bedroom Two

3.65m x 3.88m (12'0" x 12'8")

With window to rear aspect and radiator.

### Bedroom Three

2.70m x 3.31m (8'11" x 10'11")

With window to rear aspect and radiator.

### Bedroom Four

2.72m x 4.16m (8'11" x 13'7")

With window to front aspect and radiator.

### Family Bathroom

Modern three piece suite with P shaped bath and shower over, hand wash basin set in vanity unit with cupboards under, low level wc, tiled to walls, heated towel rail and window to side aspect.



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### Garage

2.54m x 4.97m (8'4" x 16'4")

With garage door to front, electric and lighting.

### Outside

The front of the property offers ample parking with a large driveway, brick wall surround and side access to rear.

The large South Facing rear garden is mainly laid to lawn with pation area, timber summer house and garden shed, outside tap and lighting with timber fence surround.



## Agents Note

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# Floorplan

GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.1 sq.m.) approx.



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