



London Road, Sleaford
£450,000

 4  3  2

Freehold

£450,000



Key Features

- Extended Detached Family Home
- Four Double Bedrooms
- Immaculately Presented
- Well Presented South Facing Rear Garden
- Sought After Location
- New Kitchen, Bathroom and En Suite
- EPC rating D
- Council Tax Band E





Located on the sought after London Road in Sleaford is this IMMACULATELY PRESENTED EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. This property offers a real homely feel with the benefits of a new Kitchen, Bathroom and En Suite to Master, redecorated throughout and a beautiful recently landscaped South Facing rear garden. Internally comprising; Entrance Hall, Lounge, Breakfast Kitchen, Dining Room, Breakfast Room, 2nd Entrance Hall, Landing with space used as a Snug, Four Double Bedrooms, Two En Suites and Family Bathroom. A viewing is the only way to fully appreciate the size, standard and location of property on offer.

Entrance Hall

With part glazed Entrance door, New Oak flooring, access to garage and radiator.

Lounge

4.37m x 5.15m (14'4" x 16'11")

With continued new oak flooring from the Entrance Hall, feature fitted eco-Reflex 1800 electric fire, TV and BT point, two windows overlooking the garden and radiator.

Kitchen

3.16m x 6.75m (10'5" x 22'1")

New Modern Kitchen comprising of a range of base and eye level units with work surface over, breakfast bar, integrated eye level oven, four ring induction hob with extractor hood over, composite one and a half sink with mixer tap and drainer with

Quooker-style boiling water tap, integrated dishwasher, space for integrated washing machine, integrated bin storage cupboard, integrated fridge and freezer, wine rack, part glazed door and windows overlooking the rear garden, further window to side aspect and radiator.

Breakfast Kitchen

3.45m x 4.56m (11'4" x 15'0")

With newly fitted LVPT flooring, French Doors overlooking the garden, breakfast bar with storage under, further storage units and space for American Style Fridge Freezer and radiators.

Dining Room

3.05m x 3.40m (10'0" x 11'2")

With newly fitted LVPT flooring, bay window to front aspect, fitted storage units and radiator.

Cloakroom

With hand wash basin, low level wc, window to side aspect and radiator.

2nd Entrance Hall

With part glazed door to side aspect, stairs leading to 1st floor with storage cupboard under, window to front aspect and radiator.

Landing/ Lobby

With stairs taken from 2nd Entrance Hall, large open space currently used as a snug and home office area, with window to front aspect and radiator.

Master Bedroom

4.35m x 5.65m (14'4" x 18'6")

With windows overlooking the rear garden and radiator.





En Suite

New Three Piece En Suite comprising walk in Aqualisa digital mains fed shower, double hand wash basin set in vanity unit with storage under, low level wc, heated towel rail, window to side aspect and radiator.

Bedroom Two

3.00m x 5.67m (9'10" x 18'7")

Currently used as a dressing room with fitted wardrobes, window overlooking the rear garden and radiator.

En Suite Bedroom Two

Three piece suite comprising mains fed corner shower, hand wash basin, low level wc, heated towel rail and extractor fan.

Bedroom Three

4.37m x 3.65m (14'4" x 12'0")

With windows to front aspect and radiator.

Bedroom Four

3.61m x 3.35m (11'10" x 11'0")

With windows overlooking the rear garden and radiator.

Family Bathroom

Newly fitted three piece suite comprising panelled bath with shower attachment, hand wash basin set in vanity unit with storage under, low level wc, heated towel rail, windows to side aspect and radiator.

Garage

3.01m x 5.32m (9'11" x 17'6")

With up and over garage door on to driveway, personnel door to Entrance Hall, electric and lighting.



Outside

The front of the property is well maintained and offers a generous sized driveway providing ample parking, further area laid to lawn with shrubbery, side access to rear with brick wall surround.

The South Facing rear garden has been recently landscaped and offers the perfect setting for outdoor living, offering multiple seating areas, timber built pond, timber summer house, further laid to lawn with borders, full height laurel hedges, 15 recently planted Eucalyptus trees to rear, external power sockets, outside tap, lighting and timber fence surround.

Agents Note

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Floorplan

GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.



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