



Kipling Drive, Sleaford  
£325,000



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Freehold

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## Key Features

- Detached Family Home
- Four Bedrooms
- Sought After Location
- NO ONWARD CHAIN
- Requiring Modernisation
- Lounge, Dining Room and Study
- EPC rating: TBC
- Current Council Tax Band: E





Situated on one of Sleaford's most sought-after residential estates, this substantial four-bedroom detached home with detached double garage is offered to the market with no onward chain. This is a rare opportunity to acquire a property with generous living space and excellent potential for improvement, internally comprising; Entrance Hall, Lounge, Dining Room, Study, Kitchen, Utility Room, Conservatory, Four Bedrooms, En Suite to Master and Family Bathroom. A viewing is highly recommended.



### Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with storage under, radiator and BT point.

### Lounge

5.33m x 3.62m (17'6" x 11'11")

With gas fire place, TV and BT point, bay window to front aspect, double doors to conservatory and radiator.

### Dining Room

3.19m x 3m (10'6" x 9'10")

With bay window to rear garden and radiator.



### Study

2.21m x 2.8m (7'4" x 9'2")

With TV and BT points, window to front aspect and radiator.

### Kitchen

4.46m x 3m (14'7" x 9'10")

With a range of base and eye level units with work surface over, integrated eye level NEFF double oven, Neff four ring gas hob with extractor hood over, one and a half sink with mixer tap and drainer, space and plumbing for dishwasher, BT point, radiator and window to rear aspect.

### Utility Room

Having base and eye level units with work surface over, space and plumbing for dishwasher, sink with drainer, modern boiler, part glazed door to side aspect and radiator.

### Cloakroom

4.39m x 3.19m (14'5" x 10'6")

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

### Conservatory

Being part brick and uPVC build, with French doors to rear garden.

### Landing

With stairs taken from Entrance Hall, airing cupboard, access to loft (with electric and fitted loft ladder), window to front aspect and radiator.

### Bedroom One

3.29m x 4.12m (10'10" x 13'6")

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

### En Suite

Four piece suite comprising mains fed shower, shaver point, paneled bath, hand wash basin and low level wc set in vanity unit with cupboards under, radiator, window to rear aspect and extractor fan.

### Bedroom Two

3.26m x 3.7m (10'8" x 12'1")

With window to rear aspect and radiator.

### Bedroom Three

2.57m x 3.13m (8'5" x 10'4")

With built in wardrobe, window to front aspect and radiator.

### Bedroom Four

2.01m x 2.73m (6'7" x 9'0")

With window to front aspect and radiator.



## Family Bathroom

Three piece suite comprising paneled bath with shower attachment over, hand wash basin and low level wc set in vanity unit with cupboards under, radiator, shaver point, window to side aspect and extractor fan.

## Detached Double Garage

With two up and over garage doors to front, door to side, electric and lighting.

## Outside

The front offers ample parking with a tarmac driveway leading to detached double garage, further area laid to lawn with side access to rear.

The rear garden is well presented, being mainly laid to lawn with decorative borders and shrubbery, outside tap and timber fence surround.

## Agents Note

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# Floorplan

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



KIPLING DRIVE, SLEAFORD, NG34 7FN

TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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