



Rookery Avenue, Sleaford  
£349,995



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## Key Features

- Executive Detached Family Home
- Four Bedrooms
- Private Plot
- Immaculately Presented Throughout
- Detached Double Garage
- Lounge, Dining Room and Separate Study
- EPC rating C
- Current Council Tax Band: E





Located on the highly sought-after Rookery Avenue estate in Sleaford, this executive four-bedroom detached family home occupies a private plot and boasts a detached double garage, beautifully maintained front and rear gardens, and spacious, well-presented accommodation throughout. The ground floor features a welcoming entrance hall, lounge, separate dining room, study, kitchen, utility room, and cloakroom. Upstairs comprises four well-proportioned bedrooms, including a master with en suite and a contemporary family bathroom. A viewing is highly recommended.

### Entrance Hall

With part glazed Entrance Door, BT point, stairs leading to 1st floor and radiator.

### Lounge

**5.46m x 3.63m (17'11" x 11'11")**

With feature fire place, bay window to front aspect, TV and BT point, radiators, double doors to;

### Dining Room

**3.35m x 2.76m (11'0" x 9'1")**

With French doors to rear garden and radiator.

### Study

**2.78m x 2.65m (9'1" x 8'8")**

With window to front aspect and radiator.



### Kitchen

**3.35m x 3.27m (11'0" x 10'8")**

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, eye level integrated oven, four ring gas hob with extractor hood over, space for American Style Fridge Freezer, integrated dishwasher, window to rear aspect and radiator.

### Utility Room

With base and eye level units with work surface over, sink with drainer, space and plumbing for washing machine, space for tumble dryer, boiler, part glazed door to rear garden and radiator.

### Cloakroom

With low level wc, hand wash basin with storage under, window to side aspect, radiator and storage space under stairs.

### Landing

With stairs taken from Entrance Hall, airing cupboard, access to loft space, window to side aspect.

### Bedroom One

**4.15m x 3.77m (13'7" x 12'5")**

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

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

### Bedroom Two

**2.84m x 4.03m (9'4" x 13'2")**

With built in wardrobe, TV point, two windows to front aspect and radiator.





### Bedroom Three

3.27m x 2.88m (10'8" x 9'5")

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

### Bedroom Four

3.4m x 2.06m (11'2" x 6'10")

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

### Family Bathroom

Four piece suite comprising paneled bath with separate shower cubicle, low level wc, hand wash basin, radiator, extractor fan and window to rear aspect.

### Detached Double Garage

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

### Outside

Accessed via a shared driveway between three properties in the private corner plot, ample parking to front, with flowers and shrubbery, side access to rear.

The rear garden is of low maintenance being mainly laid to gravel with two patio areas, shrubbery and flowers, timber shed, outside tap and lighting with brick wall and timber fence surround.



## Agents Note

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## Floorplan



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.  
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