



Grampian Close, Sleaford
£575,000



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Freehold

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Key Features

- Executive Detached Family Home
- Five Double Bedrooms
- Immaculately Presented Throughout
- Open Plan Modern Kitchen Diner
- Sought After Location
- Beautifully Maintained Rear Garden with Bar Area
- EPC rating TBC
- Current Council Tax Band: F





Tucked away on a quiet cul-de-sac off Clay Hill Road in Sleaford, this stunning five double bedroom detached family home offers style, space and comfort throughout. Immaculately presented, it features a bright open-plan kitchen diner, welcoming lounge, cosy snug and useful study, plus a utility room and downstairs WC. Upstairs are five generous bedrooms, two with en suites, and a modern family bathroom. Outside, the beautifully landscaped rear garden with a fantastic bar area is perfect for entertaining and relaxing. With a detached double garage and driveway, this superb home is set in one of Sleaford's most sought-after areas - viewing highly recommended.

Entrance Hall

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

Lounge

6.96m x 3.69m (22'10" x 12'1")

Dual aspect lounge with two windows to front aspect and French doors to rear garden, gas fire place set in decorative surround with hearth, TV and BT points, radiators.

Kitchen Diner

6.13m x 6.25m (20'1" x 20'6")

Large modern Kitchen Diner, the Kitchen area offering one and a half inset sink with mixer tap and drainer, integrated dishwasher, five ring induction hob with extractor hood over, integrated oven, integrated microwave oven, integrated fridge, breakfast bar with wine cooler under. The dining area offering space for a 10 seater table if desired, with French doors leading to rear garden, two radiators. both windows to rear garden with fitted shutters, TV point.

Snug

4.17m x 3.02m (13'8" x 9'11")

With double doors from the Entrance hall, TV point, window to rear garden and radiator.

Study

2.68m x 3.14m (8'10" x 10'4")

With two windows to front aspect and radiator.

Utility Room

1.66m x 3.15m (5'5" x 10'4")

Base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for American Style Fridge Freezer, Worcester Bosch boiler (newly fitted in the last three years, serviced annually), fusebox, radiator, part glazed door to side garden.

WC

Modern suite having hand wash basin with storage under, low level wc, window to side and radiator.

Landing

Galleried landing with window to front aspect, access to loft space (boarded with loft ladder and light), large airing cupboard and radiator.

Bedroom One

3.59m x 4.47m (11'10" x 14'8")

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

En Suite

Modern suite with double walk in mains fed shower, hand wash basin with storage under, low level wc, heated towel rail, fitted vanity unit/dressing table, window to rear and radiator.





Bedroom Two

4.05m x 4.39m (13'4" x 14'5")

With built in wardrobes, window to front and radiator.

En Suite

Modern three piece suite comprising mains fed shower, hand wash basin with storage under, low level wc, heated towel rail, window to rear aspect and extractor fan.

Bedroom Three

3.02m x 4.4m (9'11" x 14'5")

With built in wardrobes, window to front and radiator.

Bedroom Four

3.08m x 3.02m (10'1" x 9'11")

With built in wardrobes, window to front and radiator.

Bedroom Five

2.65m x 3.2m (8'8" x 10'6")

With built in wardrobes, window to front and radiator.

Bathroom

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



Detached Double Garage

5.17m x 5.2m (17'0" x 17'1")

With electric roller garage door, personnel door to side garden, electric and lighting.

Outside

To front with a shared driveway leading to detached double garage, further laid to lawn with side access to rear garden.

The rear garden is a particular feature of the property, offering excellent space for families and entertaining. Leading from the french doors in the Kitchen Diner, large area laid to decking with ample space for table and chairs with awning over, further laid to lawn with decorative borders and shrubbery. Further boasting a timber framed bar area with electric connection, two vegetable patches and timber shed. To the side of the property is a further area mainly laid to lawn, currently with a washing line and bin storage, large timber shed to the rear of the garage.

Agents Note

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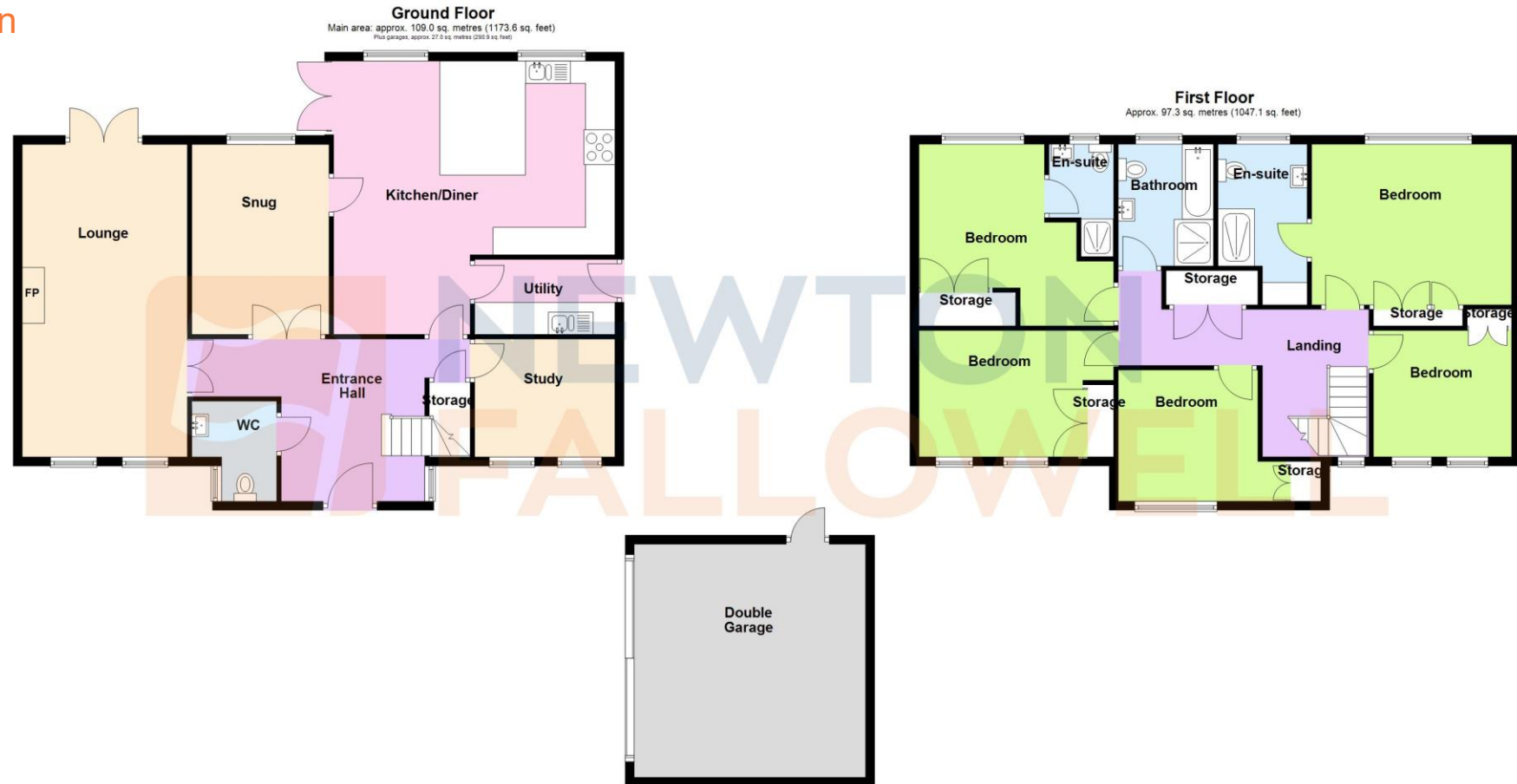
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Floorplan



Main area: Approx. 206.3 sq. metres (2220.7 sq. feet)
Plus garage: approx. 27.0 sq. metres (290.9 sq. feet)
7 Grampian Close, Sleaford

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