



Clay Hill Road, Sleaford  
£475,000



Freehold

 4  2  3

## Key Features

- Individual Executive Family Home
- Four Double Bedrooms
- Well Presented Throughout
- Sought After Location
- Lounge Diner, Breakfast Kitchen, Study and Conservatory
- Private West Facing Rear Garden
- EPC rating TBC
- Current Council Tax Band: E





An executive, individually built four double bedroom detached family home, superbly positioned on the highly sought-after Clay Hill Road in Sleaford. The property occupies a generous plot with ample parking to the front and a private west-facing rear garden, recently enhanced with relaid paving and a new pergola. Internally, the home is immaculately presented, featuring new LVT flooring to the ground floor and new internal doors throughout. The spacious accommodation includes an entrance hall, breakfast kitchen, lounge diner with conservatory to the rear, study, utility room, and WC. Upstairs offers four double bedrooms, an en suite to the master, and a Jack and Jill bathroom shared by the landing and second bedroom. Completing the property is a single attached garage, making this an ideal home for families seeking space, quality, and a prime Sleaford location.

### Entrance Hall

Having part glazed Entrance door, window to front elevation, staircase off, LVT flooring, radiator, central heating thermostat control.

### Cloakroom

Having window to side elevation, low level WC, vanity wash basin, radiator, coving to ceiling and extractor fan.

### Study

2.64m x 5.74m (8'8" x 18'10")

Having two windows to front elevation, two radiators, LVT flooring.



### Lounge

7.92m x 3.66m (26'0" x 12'0")

Having window to front elevation, patio doors to the conservatory, brick fire place recess with wood burner inset, two radiators, LVT flooring.

### Conservatory

3.45m x 3.33m (11'4" x 10'11")

UPVC double glazed units over dwarf brick wall, new roof with lantern (with 25 year warranty) tiled flooring, door to gardens.

### Breakfast Kitchen

4.62m x 2.79m (15'2" x 9'2")

Having window to rear elevation, fitted work surface with inset single drainer 1 1/2 bowl sink with mixer tap, range of draws and cupboards below, space for freestanding dishwasher, gas Aga, built in electric ceramic hob with double oven, stainless steel extractor canopy above, tiled splash backs, wall cupboards, coving to ceiling opening through to the dining area, LVT Flooring.

### Dining Area

3.12m x 3.76m (10'2" x 12'4")

Having French doors to the rear gardens, base and eye level kitchen units with work surface over, LVT flooring, radiator.

### Utility Room

2.69m x 3.53m (8'10" x 11'7")

Having windows to side and rear elevations, half glazed doors to the side, fitted work surface with inset stainless steel single drainer sink, base cupboards together with space for plumbing for washing machine and tumble dryer, wall cupboards, tiled splash backs, pantry cupboard, wall mounted gas fired boiler serving central heating and hot water, central heating programmer controls, LVT flooring.





### First Floor Landing

Stairs lead from the hall way to the first floor landing having access to loft, radiator, built in airing cupboard.

### Bedroom One

3.81m x 3.66m (12'6" x 12'0")

Having window to front elevation, radiator, range of four door fitted wardrobes which two are mirrored doors.

### En Suite

Having window to front elevation, white suite comprising double corner shower cubicle, wash basin, low level WC, half tiled walls, combination light and shaver point, radiator and extractor fan.

### Bedroom Two

3.61m x 3.4m (11'10" x 11'2")

Having window to rear elevation, radiator, door to Jack and Jill bathroom.

### Bedroom Three

3.25m x 2.62m (10'8" x 8'7")

Having window to rear elevation, radiator, built in wardrobe.

### Bedroom Four

2.59m x 2.59m (8'6" x 8'6")

Window to front elevation, radiator, built in double wardrobe.

### Jack and Jill Bathroom

With doors from both landing and Bedroom 2, having window to rear elevation, bath with chrome antique style mixer tap with shower tap attachment, screen to side, bidet, low level WC, wash basin, half tiled wall, ladder style heated towel rail, coving to ceiling, extractor fan and electric shaver point.



## Garage

5.26m x 2.59m (17'4" x 8'6")

Having double doors to the front, personal door to the rear, power and light points internally and access to loft.

## Outside

To the front the property is approached through a pair of timber gates opening onto extensive block paved driveway and further gravel area providing parking and leading to the garage. The rear gardens are a particular feature to the property being enclosed, west facing and not over looked. There is a recently re-laid patio area with new pergola above with electric points, together with further paving areas. Lawn is bordered by well stocked established borders with two timber sheds to side. Outside taps and lighting to both front and rear.

## Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





GROUND FLOOR  
1202 sq.ft. (111.6 sq.m.) approx.

## Floorplan



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plans, all measurements of doors, windows, rooms and other items are approximate. No responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be treated 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.  
Made with Metresquare 4.0.0.0

 **NEWTONFALLOWELL**

Newton Fallowell Sleaford

01529 309 209  
sleaford@newtonfallowell.co.uk