



- Four-Bedroom Family Home
- Two Generous Reception Rooms
- Modern Throughout
- Versatile Living

- Bigger Than Average Plot
- Upgraded Kitchen & Four-Piece Bathroom Suite
- Closeby Amenities & Green Spaces
- Well-Presented Throughout

Hawthorn Drive, Sleaford, NG34 7GZ
£210,000





Starkey&Brown is delighted to represent this well-presented 4 bedroom semi-detached family home positioned on Hawthorn Drive in the popular market town of Sleaford. The property offers versatile living across 2 floor and has been modernised in recent years creating an ideal home for families or those seeking flexible living space. Presented in a modern and is well-presented throughout. Accommodation briefly comprises an entrance porch leading into a lounge, a fitted kitchen which has been upgraded in 2025, a conservatory overlooking the rear garden and a versatile 4th bedroom which could alternatively be used as a snug/home office or a play room. To the first floor there are 3 further bedrooms, 2 of which benefit from built-in wardrobe space, along with a modern 4-piece family bathroom which has also been upgraded in 2025. Externally there is a driveway providing off-street parking along with a lawned area which could be utilised as additional parking. To the rear of the property there is a south-facing garden featuring extended decking creating an excellent space for outdoor seating and relaxing. Hawthorn Drive is conveniently close to a wide range of amenities including shops, schooling, regular transport links and walking distance into Sleaford town centre and train station and being within close proximity Mareham Pastures Local Nature Reserve and other nearby green spaces with walking routes making it an ideal for those who enjoy the outdoor surroundings. Council tax band: B. Freehold.



Access via uPVC double-glazed door leading into:

Porch

Having coving, an electric consumer unit, and a radiator. Further door leading into:

Lounge

12' 5" x 27' 0" (3.78m x 8.22m)

Having coving, uPVC double-glazed window to the front aspect, laminate flooring, a staircase to the first floor, a double radiator, and an understairs storage. Door leading to conservatory.

Kitchen - Finished 2025

11' 11" x 8' 6" (3.63m x 2.59m)

Having a range of wall and base units with countertops, tiled flooring, an electric 4-ring hob, an electric oven with overhead extractor hob, coving, space and plumbing for a washing machine and a dishwasher, a stainless steel sink with mixer tap, a uPVC double-glazed window to the rear, a wall-mounted boiler, space for a fridge freezer and partial tiled walls.

Conservatory

11' 0" x 10' 11" (3.35m x 3.32m)

Having uPVC double-glazed windows, tiled flooring, French doors leading to the rear, and a radiator.

Bedroom 4/Snug (Originally the garage)

8' 4" x 16' 2" (2.54m x 4.92m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

First Floor Landing

Stairs rising to the first floor, carpet laid in 2025, and coving. Access to bedrooms and bathroom.

Bedroom 1

9' 1" x 13' 6" (2.77m x 4.11m)

Having uPVC double-glazed window to the front aspect, a built-in wardrobe, a radiator, carpeted, and coving. Loft access - partially boarded.

Bedroom 2

9' 9" x 13' 6" (2.97m x 4.11m)

Having a uPVC double-glazed window to the front aspect, carpeted, coving, and a radiator.

Bedroom 3

11' 3" x 7' 1" max (3.43m x 2.16m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a built-in wardrobe, coving, and a radiator.

Bathroom - Finished 2025

Four-piece suite comprising a panelled bath with a handheld shower, a low-level WC, a wash hand basin with under storage, a walk-in shower cubicle, tiled flooring, tiled walls, LED lighting, an extractor fan, and a uPVC frosted window to the rear, a chrome radiator, and a towel rail.

Outside Front

Off-street driveway parking and a lawned area, which could be used for additional parking.

Outside Rear

Extended decking (placed in 2025), partially new fencing (2025), outside tap, a lawned area, side access, and a timber-built shed.

Agents Note

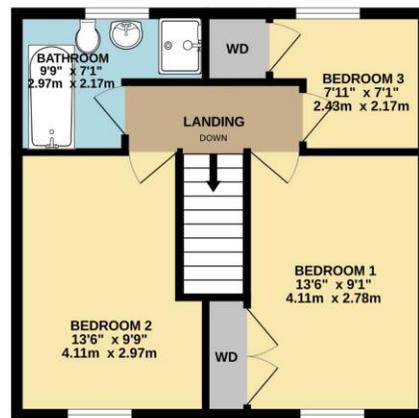
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GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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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