



Kelari Shepton Lane, Sleaford, NG34 0TQ

 **NEWTON FALLOWELL**



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## Key Features

- Four Bedrooms
- Detached Bungalow
- Lounge/Diner Leading into a Family Room
- Kitchen With Utility Room
- Ensuite & Four Piece Family Bathroom
- Enclosed Rear Garden
- Village Close To Grantham, Sleaford & Bourne
- EPC Rating D
- Freehold

Guide price £325,000 - £350,000







This spacious FOUR BEDROOM DETACHED bungalow provides versatile and well-proportioned accommodation, situated within a popular village location with convenient access to Grantham, Sleaford and Bourne.

The property is accessed via a welcoming entrance hallway, which leads to both the main living areas and bedroom accommodation. At the heart of the home is the generous lounge/diner, offering excellent space for relaxing and entertaining, with a natural flow through the living areas. From here, there is access to a snug/family room, ideal as a second sitting room or cosy retreat, as well as a separate study, perfectly suited for home working or hobbies.

The kitchen is well proportioned and fitted with a range of units, providing ample worktop space and room for appliances. Adjoining the kitchen is a separate utility room, offering additional storage and practical space for everyday living.

The bedroom accommodation is thoughtfully arranged and comprises four double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a well-appointed four-piece family bathroom. The fourth bedroom offers excellent flexibility and could be used as a guest room, dressing room or additional workspace.

Externally, the property enjoys an enclosed rear garden, providing a private setting ideal for outdoor dining, entertaining or relaxation.







## Hallway

Lounge/Diner 3.5m x 6.71m (11'6" x 22'0")

Family room 2.72m x 3.05m (8'11" x 10'0")

Kitchen 2.95m x 3.43m (9'8" x 11'4")

Utility 1.51m x 2.21m (5'0" x 7'4")



Principal Bedroom 4.11m x 3.46m (13'6" x 11'5")

En-suite 2.05m x 1.75m (6'8" x 5'8")

Bedroom 2 4.3m x 2.96m (14'1" x 9'8")

Storage Room 1.22m x 3.1m (4'0" x 10'2")



Walk In Wardrobe 2.45m x 1.8m (8'0" x 5'11")

Bedroom 3 2.95m x 3.92m (9'8" x 12'11")

Bedroom 4 2.82m x 2.54m (9'4" x 8'4")

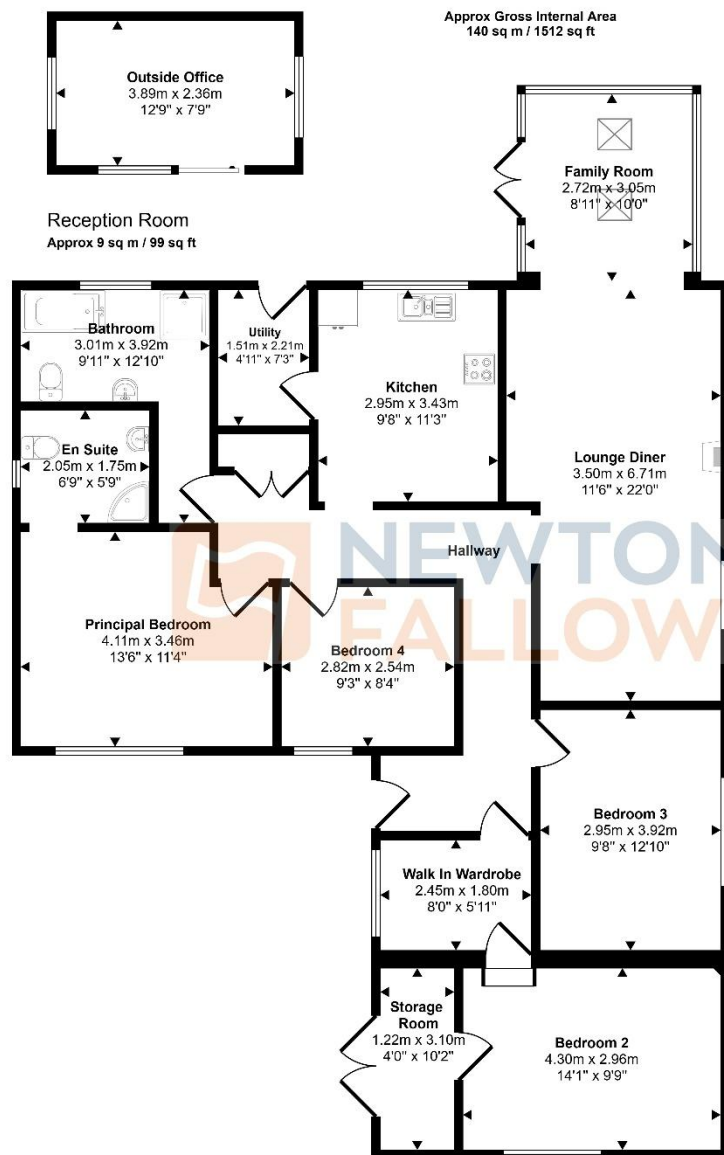
Bathroom 3.01m x 3.92m (9'11" x 12'11")











Ground Floor  
Approx 131 sq m / 1413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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