



Sheldrake Road, Sleaford  
£315,000



4



2



3

Freehold



### Key Features

- Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Modern Kitchen
- Separate Dining Room through to Conservatory with Lantern
- Popular Residential Estate
- EPC rating C
- Current Council Tax Band: D







This immaculately presented four double bedroom detached family home is situated on the ever popular Clay Hill/Rookery estate in Sleaford and offers generous, well-planned accommodation throughout. The ground floor comprises a welcoming entrance hall, spacious lounge, modern kitchen leading through to a utility room, separate dining room opening into a conservatory with a lantern, and a downstairs WC. To the first floor are four double bedrooms, including a master with en suite, along with a family bathroom. Externally, the property benefits from ample off-road parking to the front and a well-presented rear garden, making this an excellent opportunity for families. Viewing is highly recommended to fully appreciate the space and quality on offer.

#### Entrance Hall

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

#### Lounge

3.54m x 4.24m (11'7" x 13'11")

With bay window to front aspect, window to side aspect, TV and BT point, radiator.

#### Kitchen

2.91m x 3.64m (9'6" x 11'11")

Modern kitchen with a range of base and eye level units and Quartz worktop and breakfast bar, sink with mixer tap and drainer, Zanussi eye level integrated double oven, Zanussi four ring induction hob with Neff extractor hood over, integrated Zanussi dishwasher, wine cooler, window to rear aspect and opening to;

#### Utility Room

2.09m x 1.42m (6'11" x 4'8")

Having base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, part glazed door to garden, boiler.

#### Dining Room

2.91m x 2.73m (9'6" x 9'0")

With french doors to conservatory and radiator.

#### Conservatory

2.82m x 3.86m (9'4" x 12'8")

Currently used as a Dining room, being part brick and uPVC build with lantern, french doors to garden, door through to garage and TV point.

#### Cloakroom

With low level wc, hand wash basin, window to front aspect and radiator.

#### Landing

With stairs taken from Entrance hall, airing cupboard and access to loft space.

#### Bedroom One

3.64m x 3.68m (11'11" x 12'1")

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

#### En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

#### Bedroom Two

2.86m x 4m (9'5" x 13'1")

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

#### Bedroom Three

3m x 2.93m (9'10" x 9'7")

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

#### Bedroom Four

2.06m x 3.65m (6'10" x 12'0")

With window to front aspect and radiator.

#### Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

## Garage

5.28m x 2.52m (17'4" x 8'4")

With electric roller garage door, door through to conservatory, electric and lighting.

## Outside

With ample parking to front on the block paved driveway, further laid to lawn with side access to rear garden.

The rear offering a generous sized patio area, further laid to lawn with decorative borders, outside tap and lighting.

## Agents Note

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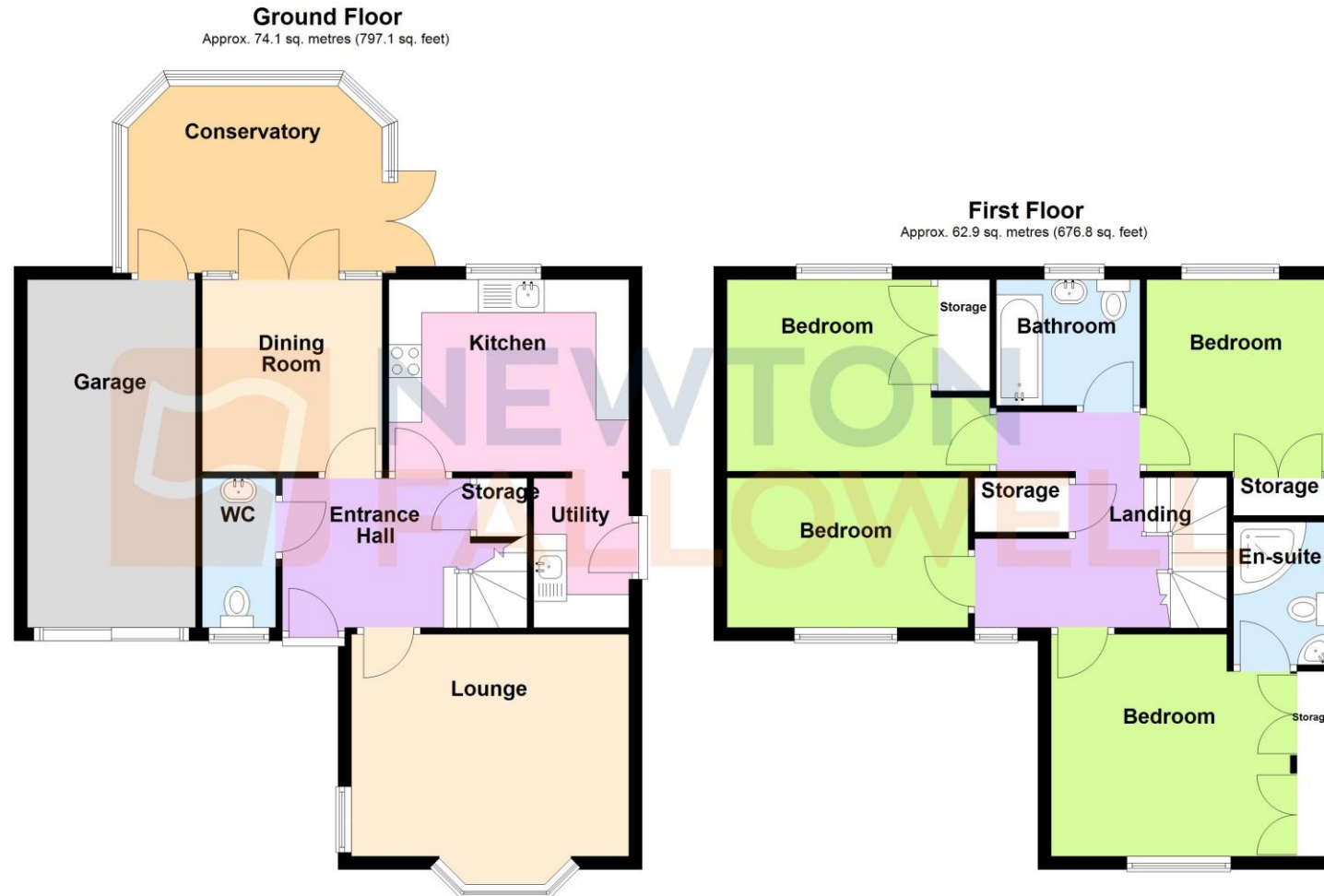
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# Floorplan



Total area: approx. 136.9 sq. metres (1473.9 sq. feet)

78 Sheldrake Road, Sleaford



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk