



**Ancaster Drive, Sleaford NG34 7LY**

**welcome to**

**Ancaster Drive, Sleaford**

Well-presented detached home in a desirable area of Sleaford. The property offers a large lounge, modern kitchen with dining area, conservatory, downstairs shower room, family bathroom and a principal bedroom with ensuite. Ideal for family living.



**Entrance Hall**

Having a storage cupboard and stairs to the first floor.

**Lounge**

17' 11" x 18' ( 5.46m x 5.49m )

Featuring a fireplace with gas fire, underfloor heating, French doors to the garden and doors to the:

**Conservatory**

10' 1" x 7' ( 3.07m x 2.13m )

Having windows, laminate flooring and door to the garden.

**Kitchen Diner**

17' 11" x 17' 11" ( 5.21m x 5.46m )

Fitted with a range of wall and base units with work surfacing over, sink, fitted double oven, induction hob, boiler, vinyl flooring, door to the side and windows to the side and rear.

**Cloakroom**

Having a wash hand basin, WC, tiled flooring and window to the side.

**Understairs Storage / Utility**

Currently used for the washing machine.

**Salon Room / Bedroom Five**

6' 11" x 14' ( 2.11m x 4.27m )

This room was previously the garage. There is laminate flooring and window to the front.

**Shower Room**

Fitted with a shower cubicle, wash hand basin with vanity unit below, radiator and window to the side.

**First Floor Landing**

Having an airing cupboard.

**Bedroom One**

9' 1" x 14' ( 2.77m x 4.27m )

There is a radiator, window to the rear and door to the flat roof.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC and vinyl flooring.

**Bedroom Two**

9' 1" x 11' 1" ( 2.77m x 3.38m )

Having a window to the rear.

**Bedroom Three**

9' x 8' 1" ( 2.74m x 2.46m )

There is an airing cupboard, radiator and window to the front.

**Bedroom Four**

9' x 7' ( 2.74m x 2.13m )

Having a fitted wardrobe, radiator and window to the front.

**Bathroom**

Fitted with a bath, walk-in shower, wash hand basin, WC, two heated towel rails, vinyl flooring and window to the side.

**Outside Front**

To the front of the property there is large driveway providing parking for several vehicles.

**Rear Garden**

The enclosed rear garden has a lawn and patio.

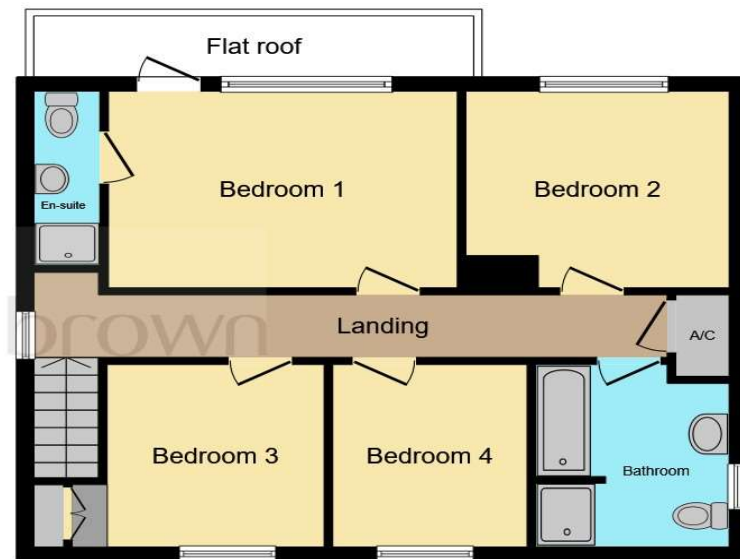


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**Ground Floor**



**First Floor**

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## **Ancaster Drive, Sleaford**

- Five bedroom detached house
- Two separate bathrooms
- Downstairs bedroom/office space
- Enclosed rear garden
- Potential for multi-generational living

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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