



Barley Way, Sleaford



Freehold

£325,000

 4  2  2

Key Features

- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen Dining Space
- Immaculately Presented Throughout
- South Facing Landscaped Rear Garden
- Overlooking the Recreation Ground
- EPC rating TBC
- Current Council Tax Band: C





This immaculately presented detached four-bedroom family home enjoys a fantastic position overlooking the recreation ground and offers spacious, modern living throughout. The property benefits from a converted garage, creating an impressive open-plan kitchen diner and family space which opens directly onto an equally impressive south-facing rear garden, perfectly complemented by owned solar panels that fully maximise the southerly aspect, making it ideal for entertaining and family life. Further accommodation comprises a separate lounge, cloakroom, four well-proportioned bedrooms, an en suite to the master bedroom and a family bathroom. A superb family home in a sought-after setting, viewing is highly recommended to fully appreciate the quality and space on offer.

Entrance Hall

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

Lounge

3.67m x 4.13m (12'0" x 13'6")

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

Cloakroom

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

Open Plan Kitchen Diner

The property boasts a spacious open-plan kitchen diner, enhanced by the conversion of the former garage to create a generous family and dining area, ideal for modern living, with the entire room finished with LVT flooring. The kitchen is fitted with a range of contemporary base and eye-level units with work surfaces over, a ceramic one-and-a-half bowl sink with mixer tap and drainer, a five-ring gas hob with extractor hood above, two ovens, and space for a freestanding dishwasher, washing machine, tumble dryer and fridge freezer, along with patio doors and a window to the rear aspect. The family and dining area benefits from windows to both the front and rear of the property and a radiator, creating a bright and versatile living space.

Cloakroom

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

Landing

With stairs taken from Entrance Hall, access to loft space.

Bedroom One

3.76m x 4.13m (12'4" x 13'6")

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

En Suite

Modern Three piece suite comprising mains fed double shower with rain effect head over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to side aspect and extractor fan.





Bedroom Two

2.73m x 3.23m (9'0" x 10'7")

With window to rear aspect and radiator.

Bedroom Three

3.81m x 2.43m (12'6" x 8'0")

With window to front aspect and velux window to rear, radiator.

Bedroom Four

2.03m x 3.1m (6'8" x 10'2")

With window to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to front aspect and extractor fan.

Outside

Situated on a shared driveway serving four properties, the home enjoys a pleasant front aspect overlooking the recreation ground and benefits from a block-paved driveway providing off-road parking for up to four vehicles, with the plot extending up to the recreation ground and offering additional outdoor space, currently enjoyed by an abundance of wildlife. The south-facing rear garden is a particular highlight, accessed via patio doors from the property and featuring a large patio area with pergola, a further laid lawn with decorative borders and shrubbery, a large timber shed with electric connection and lighting, timber fencing to the boundaries and an outside tap, creating an ideal space for both relaxation and entertaining.



Agents Note

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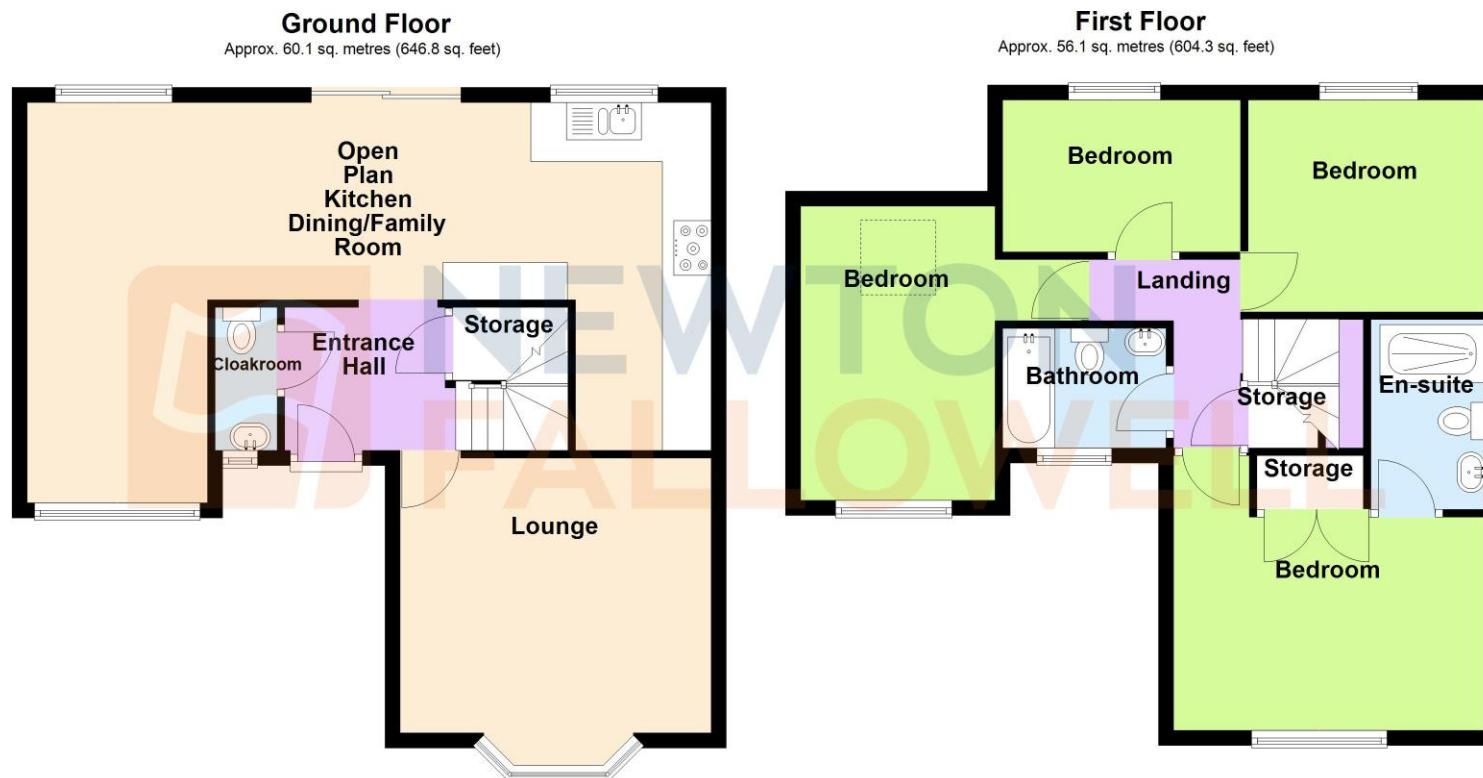
Agents Note

Please note the solar panels are owned. Two photos of the rear garden have been provided by our client, taken from summer 2025.





Floorplan



Total area: approx. 116.2 sq. metres (1251.1 sq. feet)

9 Barley Way, Sleaford

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