



The Whiteleaf Whittle Road, Holdingham Sleaford NG34 8YU



welcome to

The Whiteleaf Whittle Road, Holdingham Sleaford

The Whiteleaf - Plot 498, Holdingham Grange, Sleaford

An impressive detached family home, with garage and private rear garden. The Whiteleaf offers spacious, flexible accommodation ideal for modern family living. Call 01529 303040 to arrange a viewing

Exterior

Plot 1 benefits from a Driveway & Garage.
A rear Garden ideal for families & entertaining.

Location

Location - Sleaford

Holdingham Grange is ideally located on the edge of the historic market town of Sleaford, offering an excellent balance of countryside surroundings and everyday convenience. Sleaford boasts a wide range of independent shops, supermarkets, cafés and restaurants, as well as well-regarded schools, leisure facilities and healthcare services.

The town benefits from strong transport links, including a mainline railway station with direct services to Lincoln, Grantham and beyond, and easy access to the A15 and A17, making it ideal for commuters. Surrounded by Lincolnshire countryside, Sleaford also offers plenty of opportunities for outdoor pursuits and family days out.

A fantastic opportunity to secure a high-quality, spacious family home in a sought-after location.

Entrance Hallway

With doors leading to Dining Room, Living Room, Kitchen & Stairs leading to the first floor
Storage cupboard

Dining Room

9' 10" x 9' 9" (3.00m x 2.97m)
Having window to the front aspect

Living Room

11' 10" x 13' (3.61m x 3.96m)
Having window to the front aspect

Kitchen Family Room

19' 8" x 10' 6" (5.99m x 3.20m)
Open plan kitchen family room with French doors to the garden & door leading to Utility.
Fitted Kitchen with a range of wall & base unit.

Utility

Fitted units & Space for Washing Machine
Door to rear garden & door to;

W.C

Convenient Downstairs WC with Basin & Toilet



Landing

Having doors leading to all bedrooms & Family
Bathroom
Two convenient storage cupboards

Master Bedroom

9' x 12' 7" (2.74m x 3.84m)
Having window to the rear aspect & door leading
to;

Ensuite

Fitted with Shower, Wash Hand Basin & Toilet

Bedroom Two

9' 3" x 9' 9" (2.82m x 2.97m)
Having window to the front aspect

Bedroom Three

7' 5" x 9' 10" (2.26m x 3.00m)
Having window to the rear aspect

Bedroom Four

9' 9" x 7' 6" (2.97m x 2.29m)
Having window to the front aspect

Family Bathroom

Comprising Bath with Shower Over, Toilet & Wash
Hand Basin



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The Whiteleaf Whittle Road, Holdingham Sleaford

- PLOT 498 - THE WHITELEAF
- FOUR BED DETACHED HOUSE WITH GARAGE & GARDEN
- OPEN PLAN KITCHEN FAMILY ROOM WITH DOORS TO THE REAR GARDEN & UTILITY
- SEPARATE LOUNGE & DINING ROOM & CONVENIENT W.C
- 4 BEDROOMS, ENSUITE TO MASTER & FAMILY BATHROOM

Tenure: Freehold EPC Rating: Exempt

£315,000



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Property Ref:
SNH113020 - 0004

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