



**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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH113020 - 0004

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