



**Ancaster Drive, Sleaford NG34 7LY**

**welcome to**

**Ancaster Drive, Sleaford**

A 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.

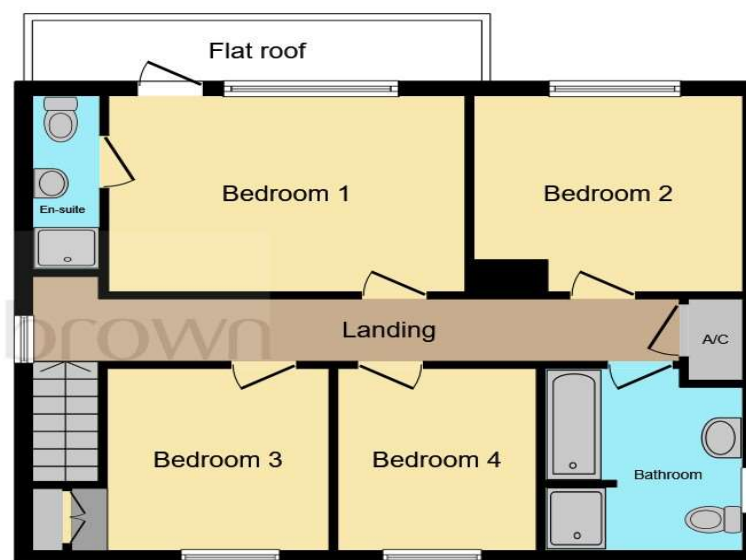


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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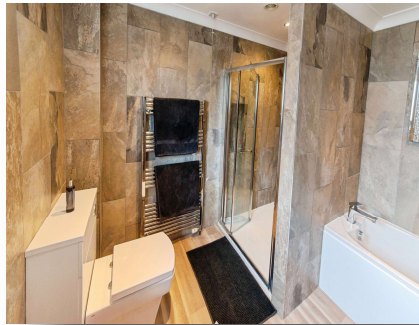
## **Ancaster Drive, Sleaford**

- 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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SNH112908 - 0003

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