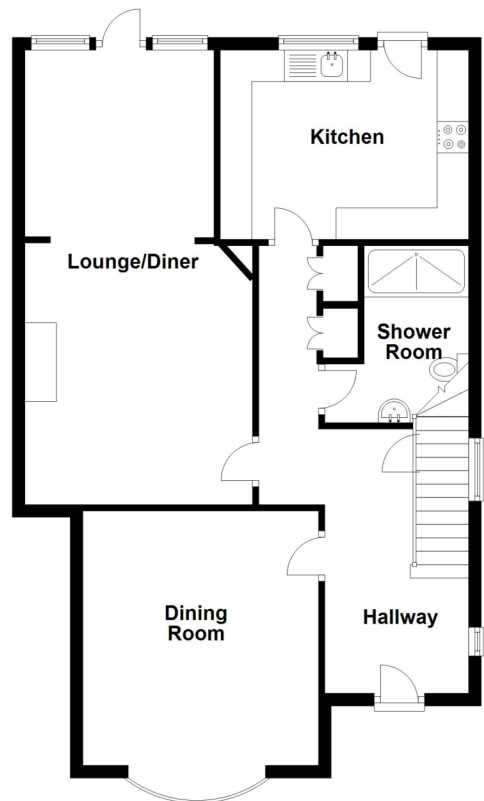


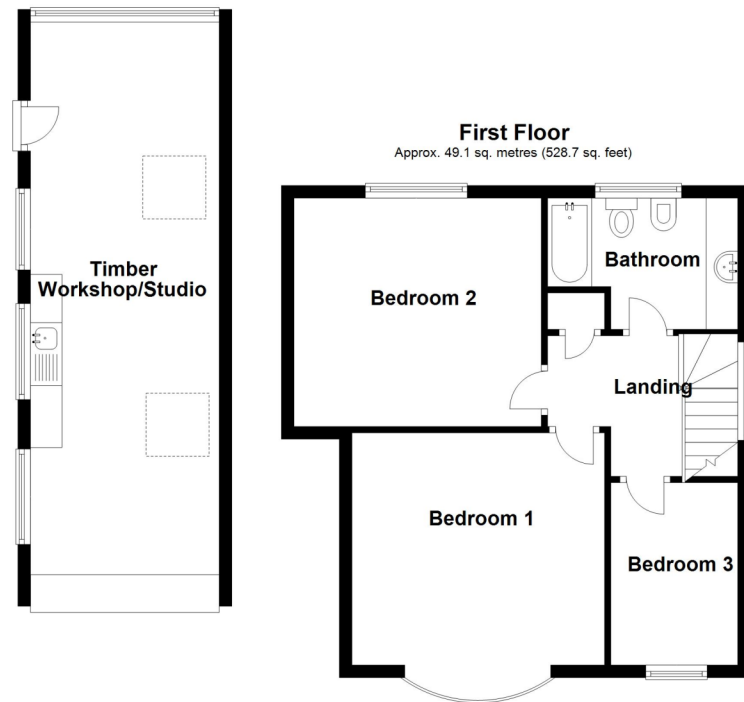
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 101.1 sq. metres (1088.4 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 150.2 sq. metres (1617.1 sq. feet)

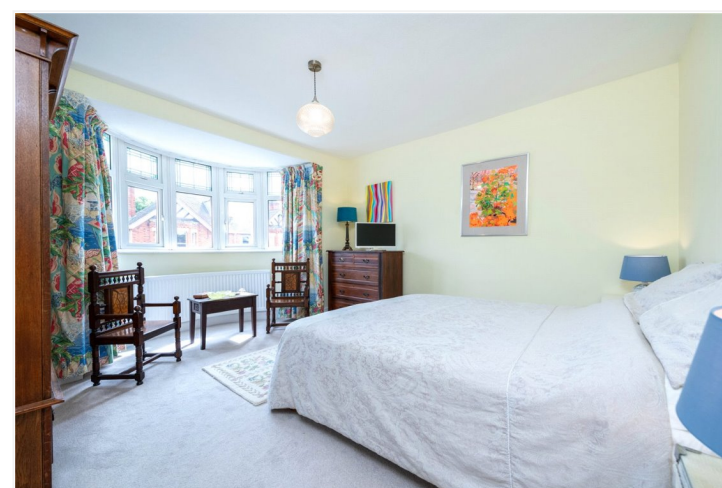


17 Ickworth Road, Sleaford, Lincolnshire, NG34 7LJ

£365,000 Freehold

Winkworth are proud to offer for sale this stunning and individual family home located on one of the most desirable streets in Sleaford, just a short walk to the centre of Sleaford.

Extended Family Home | West Facing Rear Garden | Ample Parking | Stunning & Well Established Rear Garden | Timber Built Workshop/Studio | Summer House & Shed | Extremely Sought After Location | Spacious Lounge/Diner | Downstairs Shower Room & Upstairs Family Bathroom | Three Well Proportioned Bedrooms | Well Presented Throughout | Viewing is Highly Advised



ACCOMMODATION

Entrance Hall

Lounge/Diner - 23'8" x 11'11" (7.21m x 3.63m)

Kitchen/Breakfast Room - 12'11" x 9'10" (3.94m x 3m)

Dining Room - 14'5" x 11'11" (4.4m x 3.63m)

Downstairs Shower Room

Bedroom One - 14'11" x 12' (4.55m x 3.66m)

Bedroom Two - 12'11" x 11'11" (3.94m x 3.63m)

Bedroom Three - 9'5" x 6'8" (2.87m x 2.03m)

Family Bathroom

Detached Timber Studio - 29'6" x 9'10" (9m x 3m)

Potting Shed/Summer House - 11'6" x 7'11" (3.5m x 2.41m)

Shed - 9'10" x 6'4" (3m x 1.93m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

DESCRIPTION

The property has been extended on the ground floor to create a spacious Lounge/Diner and a lovely light and airy Kitchen opening out onto the garden. There is also a Downstairs Shower Room as well as an upstairs Family Bathroom to accommodate for flexible living possibilities.

The accommodation comprises of Entrance Hall, Lounge/Diner, Dining Room, Kitchen Breakfast Room, Downstairs Shower Room, Three well-proportioned Bedrooms and a four piece suite Family Bathroom with a shower over the bath.

Outside to the front of the property, there is a large block paved driveway providing off street parking for up to three vehicles. There is also a fantastic bespoke structure Timber workshop/Studio that is easily adaptable built by the current vendors, which is fully insulated for all year round use, benefitting from plumbing, boasting plenty of power points, door to the front and side aspect and Velux windows. The rear garden is of particular note, being a credit to the current owner with a plethora of various established plants, trees and shrubs and edged borders. There is an extended block paved patio area perfect for seating, fencing and hedging to all aspects, outside light, outside tap, a potting shed/summer house, separate garden shed, and most importantly, its WEST FACING!

A viewing on this property cannot be highly enough recommended to fully appreciate the size and position of this fantastic family home.