

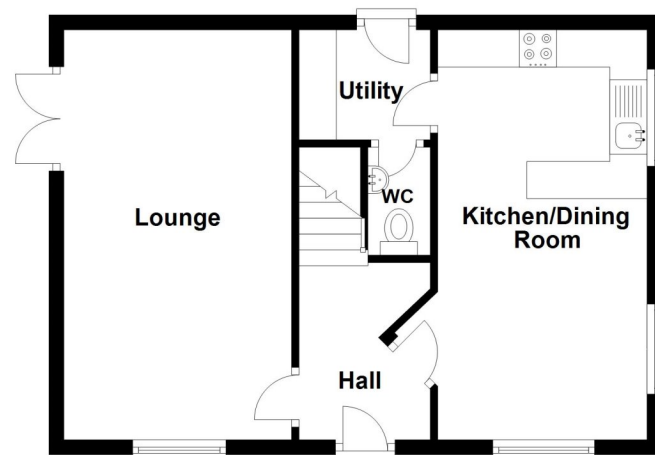
Knight Close, Holdingham, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

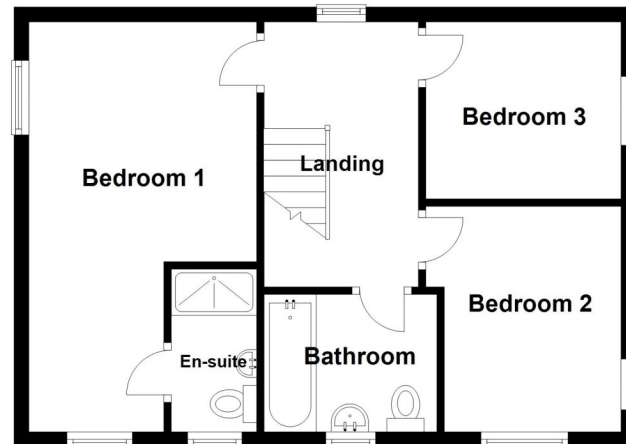
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 sq. feet)



19 Knight Close, Holdingham, Sleaford, NG34 8YP

£235,000 Freehold

NO CHAIN Winkworth are delighted to offer for sale this Extremely Well Presented Three Double Bedroom Detached Family Home. The property is located on the sought after 'Holdingham Grange' Estate and offers fantastic sized accommodation with a fully enclosed walled garden.

THREE DOUBLE BEDROOMS | MASTER WITH EN-SUITE SHOWER ROOM | LARGE OPEN PLAN KITCHEN DINING ROOM | UTILITY ROOM & DOWNSTAIRS WC | ENCLOSED REAR GARDEN | DRIVEWAY FOR TWO CARS | FANTASTIC POSITION | UPVC DOUBLE GLAZED | GAS CENTRAL HEATING

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DESCRIPTION

The accommodation comprises of Entrance Hall, Lounge, Open Plan Kitchen/Dining Room, Utility Room, Downstairs W/C, Master Bedroom with En-Suite, Two Further Double Bedrooms, Family Bathroom and a detached single Garage.

ACCOMMODATION

Entrance Hall

Lounge - 18'1" x 9'10" (5.5m x 3m)

Kitchen/Dining Room - 18'1" x 9'5" (5.5m x 2.87m)

Utility Room - 5'9" x 5' (1.75m x 1.52m)

Downstairs W/C - 4'9" x 2'9" (1.45m x 0.84m)

Bedroom One - 18'1" x 9'10" (5.5m x 3m)

En-Suite Shower Room - 7'2" x 3'9" (2.18m x 1.14m)

Bedroom Two - 9'11" x 8'10" (3.02m x 2.7m)

Bedroom Three - 8'8" x 7'2" (2.64m x 2.18m)

Family Bathroom - 7'7" x 6'1" (2.3m x 1.85m)

Garage



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C