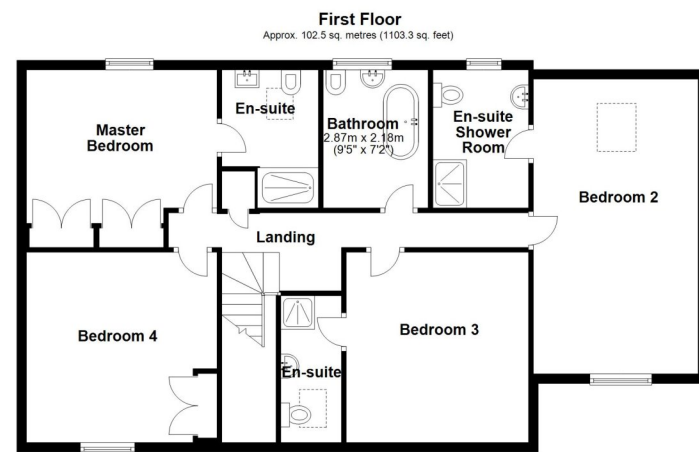
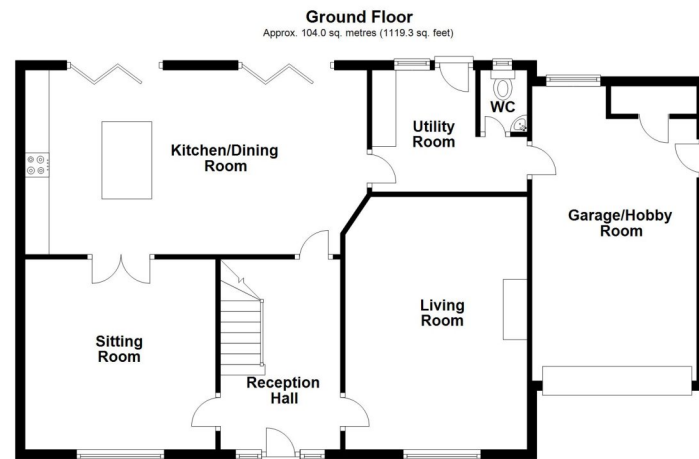


Laundon Road, Threkingham, Sleaford

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		
(81-91) B	83	91
(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	



Total area: approx. 206.5 sq. metres (2222.6 sq. feet)



1 Laundon Road, Threkingham, Sleaford, Lincolnshire, NG34 0AX

£575,000 Freehold

Being constructed in 2021 this individual architect designed 4 double bedroom village home boasts a southerly aspected rear elevation and is finished to a high specification throughout to included under floor heating to the ground floor, 2 sets of bi folding doors to rear aspect, bespoke kitchen with island and Quooker tap and 2 en-suite shower rooms.

CONSTRUCTED IN 2021 | FOUR DOUBLE BEDROOM VILLAGE HOME | SOUTH FACING REAR GARDEN | OFF ROAD PARKING | TWO EN-SUITE BEDROOMS | STUNNING FINISH THROUGHOUT

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Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

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ACCOMMODATION

Reception Hallway - Approached by a composite door with 2 side windows the reception hallway has a vaulted ceiling with velux roof light, dog leg staircase to 1st floor, understairs store cupboard, limestone flooring.

Living Room - 16'4" x 12'11" (4.98m x 3.94m) UPVC window to front aspect with plantation shutters, recessed exposed brick ornamental fireplace, television point, engineered oak flooring.

Sitting Room - 13' x 13' (3.96m x 3.96m) UPVC window with plantation shutters to front aspect, engineered oak flooring, double doors to kitchen dining room.

Kitchen/Dining Room - 25' x 12'7" (7.62m x 3.84m) Having 2 sets of bi folding doors to rear aspect giving access to patio and garden, fitted with a bespoke range of base and eye level units with quartz work surfacing over, space for American fridge/freezer, ceramic hob and electric oven, island with quartz work surfacing, Quooker tap, built in dishwasher and wine chiller, limestone flooring.

Utility Room - 9' x 6'10" (2.74m x 2.08m) Part glazed composite door and window to rear aspect, base and eye level units, with quartz work surfacing, under mounted sink, space for washing machine, personal door to garage, limestone flooring.

Cloakroom - UPVC window to rear aspect, fitted with a 2 piece suite comprising close coupled WC, corner wall mounted hand wash basin, limestone flooring.

Landing - Dog leg staircase rises from reception hallway to 1st floor landing with loft access and airing cupboard.

Master Bedroom - 15' x 14'4" (4.57m x 4.37m) UPVC window to rear aspect, two fitted double wardrobes, television point, radiator.

Master En-Suite - Having 2 velux roof lights, fitted with a 3 piece suite comprising a walk in glazed and tiled shower cubicle with twin head mains fed shower over, wall mounted WC, contemporary hand wash basin, chrome heated towel radiator, wood effect flooring.



Bedroom 2 /Guest Room - 12'8" x 11'3" (3.86m x 3.43m) UPVC window to front aspect, built in double wardrobe, television point, radiator.

En-Suite - Velux roof light, fitted with a 3 piece suite comprising glazed and tiled shower cubicle with twin head mains fed shower, wall mounted WC, hand wash basin, chrome heated towel radiator, wood effect flooring.

Bedroom 3 - 17' x 11'11" (5.18m x 3.63m) UPVC window to front aspect, velux roof light, television point, radiator.

Bedroom 4 - 13' x 11'7" (3.96m x 3.53m) UPVC window to front aspect, built in double wardrobe, television point, radiator.

Family Bathroom - UPVC window to rear aspect, fitted with a 4 piece suite comprising free standing contemporary bath, glazed and tiled shower cubicle with twin head mains fed shower, wall mounted WC, hand wash basin, chrome heated towel radiator.

Outside - The property boasts a corner plot with a gravelled drive way to the front leading to garage 19' x 12'1" having electric roller door to front aspect, personal door to side aspect, window to rear aspect, airing cupboard, radiator.

The remainder of the front garden is laid to paved pathways and lawns which extend to the side garden.

The rear garden is southerly facing and none overlooked with a shaped paved patio, lawned garden and post and rail fencing.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E