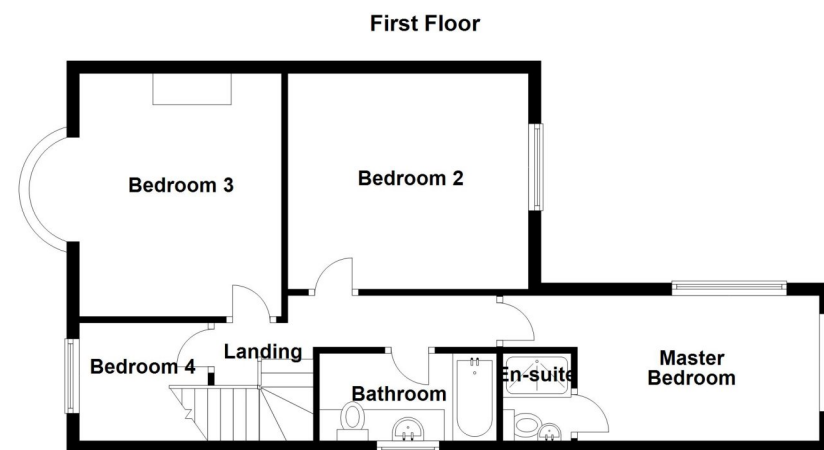
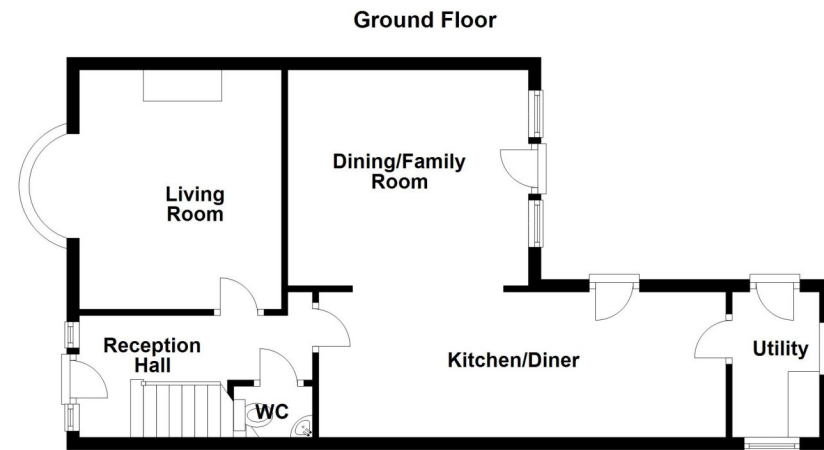


St. Edmunds Road, Sleaford, Lincolnshire

*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		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



24 St. Edmunds Road, Sleaford, Lincolnshire, NG34 7LS

£300,000 Freehold

IT'S ST EDMUNDS ROAD..... Rarely available bay fronted, period semi detached family houses located within one of Sleaford's most desirable roads. Extensively renovated and generously extended this home offers superb family accommodation, with the must have large kitchen/ family room as well as a completely separate lounge - the utility room is certainly an added bonus. There are 4 great sized bedrooms on the 1st floor. modern bathroom and ensuite. There is a long driveway, garage and a good sized garden - on the sunny side of the street! YOU'VE GOT TO COME AND HAVE A LOOK.....

Mature Semi detached house | Superb sought after spot | Great family accommodation | 4 bedrooms | Cloakroom, bathroom & ensuite | Kitchen / Dining Room | Recently refurbished | Garage and Parking



See things differently.



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## ACCOMMODATION

**Reception Hall** - Approached by a part glazed UPVC door in an opaque glazed arched fitment, having staircase to 1st floor, radiator.

**Cloakroom** - UPVC window to side aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin, radiator.

**Lounge** - 12'4" x 10'7" (3.76m x 3.23m) Walk in arched UPVC bay window to front aspect, television point, radiator.

**Kitchen Dining Room** - 21'5" x 7'11" (6.53m x 2.41m) Having doors to both side aspects, UPVC windows to side aspect, fitted with a modern range of base units incorporating a peninsula unit with slate effect bevel edged work top over, stainless steel sink, ceramic hob with extractor hood over, electric oven space for dishwasher, space for American style fridge freezer, radiator, open to the family room.

**Family Room** - 12'7" x 11'4" (3.84m x 3.45m) UPVC door with two 3/4 side windows to rear aspect, radiator, television point.

**Utility Room** - 9' x 4'9" (2.74m x 1.45m) UPVC windows to side and rear aspects, fully glazed door to side aspect leading to garden, wall units, slate effect work top with space for washing machine, tumble dryer and additional appliances.

**Landing** - Staircase rises from reception hall to 1st floor landing having UPVC window to side aspect, radiator, loft access.



**Master Bedroom** - 12'5" x 9'7" (3.78m x 2.92m) UPVC windows to side and rear aspects, radiator, television point.

**En-Suite Shower Room** - Fitted with a 3 piece suite comprising double shower cubicle with mains fed shower, close coupled WC, wall mounted hand wash basin, chrome heated towel radiator.

**Bathroom** - Opaque glazed UPVC window to side aspect, fitted with a 3 piece suite comprising panelled bath with mains fed shower over, vanity unit housing hand wash basin and WC, chrome heated towel radiator.

**Bedroom 2** - 12'9" x 11'4" (3.89m x 3.45m) UPVC window to rear aspect, radiator.

**Bedroom 3** - 12'3" x 10'7" (3.73m x 3.23m) Walk in arched UPVC window to front aspect, television point, radiator.

**Bedroom 4** - 6'8" x 6'7" (2.03m x 2m) UPVC window to front aspect, radiator.

**Outside** - The property has a spacious driveway leading along the side of the property offering off street parking for several vehicle and leading to the Garage.

The front garden is set to established shrubbery.

The rear garden is westerly aspected and laid to lawn and enclose by hedging and fencing to all aspects.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C