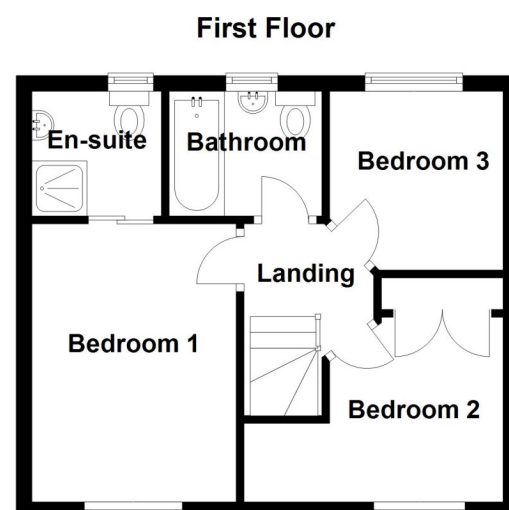
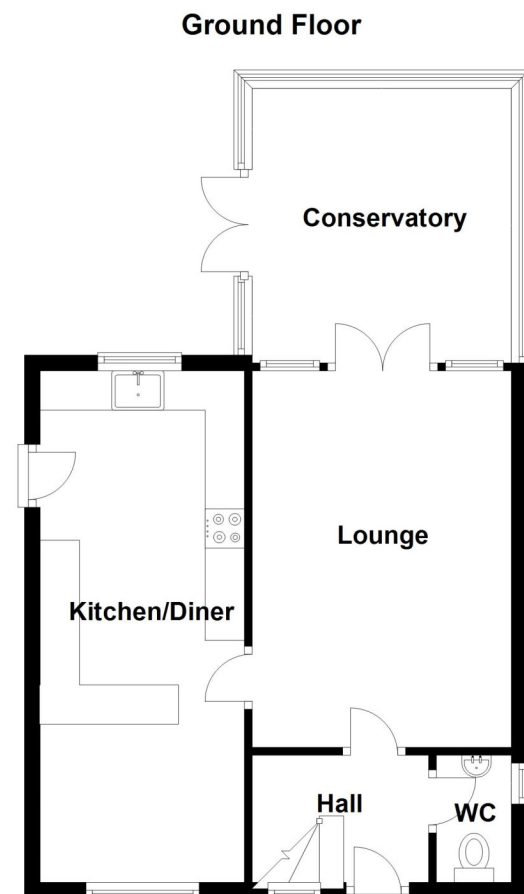


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 14 Swallow Close, Sleaford, NG34 7UU

£249,950 Freehold

Winkworth are delighted to offer for sale this breathtakingly stunning Three Bedroom Detached Home that has been modernised throughout by the current vendor. To the ground floor, there is an Entrance Hall with access into a stylish Downstairs W/C, and door into the Lounge which boasts a fresh scheme of decoration with an inset gas fire with chimney breast and wooden mantelpiece. There is French doors into the Conservatory which opens out onto the garden. The Kitchen is an absolute credit to the owner and a fantastic selling point with ample cupboard space with a stunning Quartz worktop above, breakfast bar area, spotlights to ceiling and a range of built in appliances. To the first floor, there is Two Double Bedrooms and Third Single Bedroom, with an extremely stylish En-Suite Shower Room and a modern fitted fully tiled Family Bathroom boasting a Three Piece Suite. Outside, the property provides ample parking to the front of the property leading to a Detached Garage. The rear garden is non-overlooked, laid to lawn and has a large paved patio area with a gravel pathway leading to the bottom of the garden which is a lovely sun trap.

A viewing is highly advised to appreciate the quality this home has to offer.

Beautiful Family Home | Immaculately Presented Throughout | Stunning Kitchen with Quartz Worktop | Modern Fitted Bathrooms | Conservatory | Ample Parking | Non Overlooked Rear Garden | Sought After Location



## ACCOMMODATION

Entrance Hall - 7'4" x 5'4" (2.24m x 1.63m)

Downstairs W/C - 5'4" x 3'1" (1.63m x 0.94m)

Lounge - 15'8" x 10'9" (4.78m x 3.28m)

Kitchen/Diner - 21'4" x 8'6" (6.5m x 2.6m)

Conservatory - 11'5" x 10'10" (3.48m x 3.3m)

Bedroom One - 11'7" x 8'8" (3.53m x 2.64m)

Bedroom Two - 12'2" x 10'8" (3.7m x 3.25m)

Ensuite Shower Room - 6'4" x 5'2" (1.93m x 1.57m)

Bedroom Three - 7'6" x 7'6" (2.29m x 2.29m)

Family Bathroom - 6'4" x 5'2" (1.93m x 1.57m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

