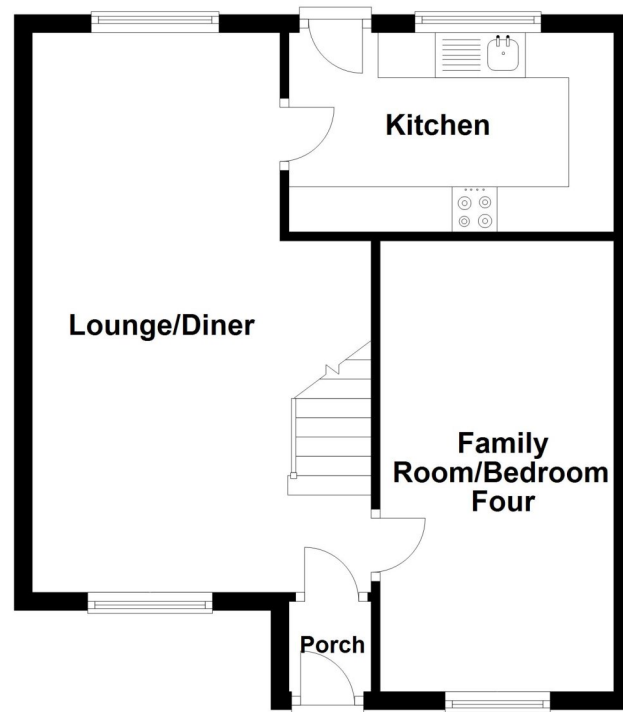


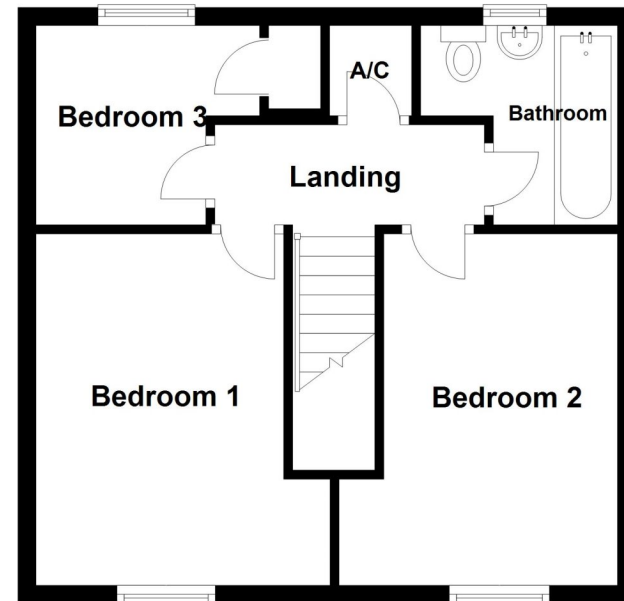
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



54 Hawthorn Drive, Sleaford, Lincolnshire, NG34 7GZ

£210,000 Freehold

This immaculately presented Three Bedroom Semi-Detached Family Home is situated in the ever desirable 'Southfields' estate in Sleaford.

The current owners have made numerous changes recently including new UPVC windows throughout with a new UPVC back door and a newly fitted composite front door. The vendors have also recently installed an air source heat pump with the addition of new radiators and plumbing system throughout which has brought their electric bills down considerably.

THREE BEDROOM FAMILY HOME | POPULAR 'SOUTHFIELDS' ESTATE | DRIVEWAY | IMMACULATEDLY PRESENTED | NEWLY INSTALLED UPVC WINDOWS THROUGHOUT | AIR SOURCE HEAT PUMP | STYLISH KITCHEN | MODERN DECOR | GARAGE CONVERSION INTO FAMILY ROOM



To the ground floor, there is an initial Entrance Porch providing access into the Lounge which has dual aspect windows to both the front and rear of the property. There is also a door into the stylish Kitchen and stairs up to the first floor landing. The garage has also been converted to create another reception room which could be used as a Family Room/Bedroom Four.

To the first floor, there are Two Double Bedrooms and a well-proportioned Third Single Bedroom. There is also a majority tiled white three piece suite Family Bathroom with a p-shape bath and shower.

Outside, to the front of the property, there is a tarmac driveway offering off street parking and a small lawned area. The rear garden is fully enclosed, principally laid to lawn with numerous plants and shrubs, along with a paved patio area, garden shed, outside tap and side gate.

ACCOMMODATION

Entrance Porch

Lounge/Diner - 20'4" x 12'4" (6.2m x 3.76m)

Kitchen - 11'10" x 7'3" (3.6m x 2.2m)

Family Room/Bedroom Four - 16'5" x 8'6" (5m x 2.6m)

Bedroom One - 12'9" x 9'1" (3.89m x 2.77m)

Bedroom Two - 12'9" x 8'6" (3.89m x 2.6m)

Bedroom Three - 9' x 7'3" (2.74m x 2.2m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

