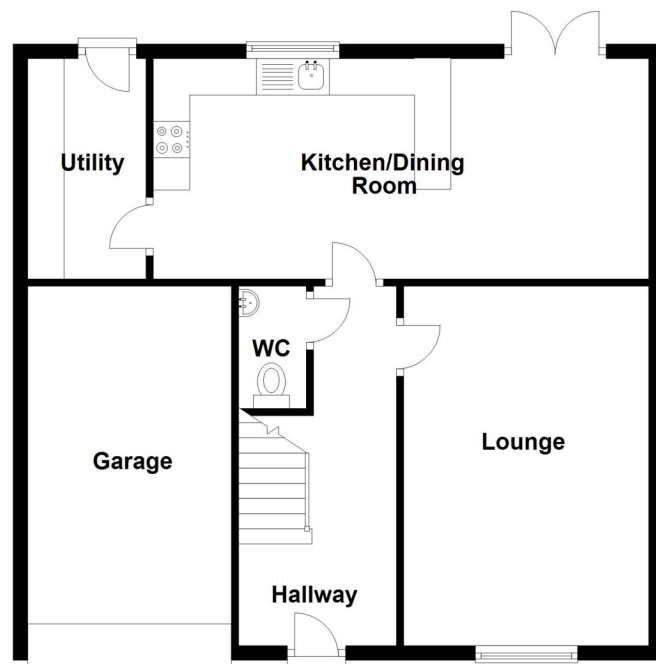


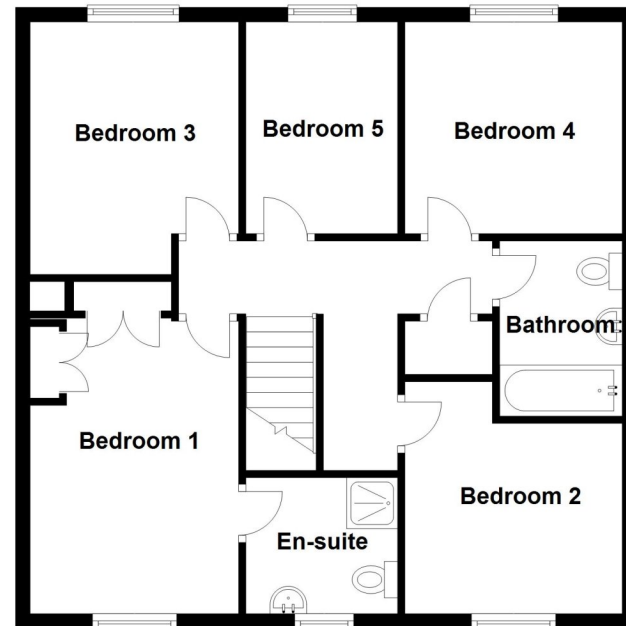
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 68.7 sq. metres (739.1 sq. feet)



**First Floor**  
Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 134.6 sq. metres (1449.3 sq. feet)



## 44 Whittle Road, Holdingham, Sleaford, NG34 8YJ

£299,950 Freehold

Winkworth are delighted to offer for sale this Five Bedroom Detached Family Home situated on the popular Holdingham Grange development which is located in close proximity to Holdingham Roundabout providing easy access to Lincoln and Grantham. The property is immaculately presented throughout and offers Four Double Bedrooms and Fifth single Bedroom which could be used as a Study, Integral Garage off street parking for two cars along with an EV charging point. The internal accommodation comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Open Plan Kitchen/Dining Room, Utility Room, Five well-proportioned Bedrooms, En Suite Shower Room to the Master and a Family Bathroom.

Come and have a look!

SPACIOUS FAMILY HOME | OPEN PLAN KITCHEN/DINER | IMMACULATEDLY PRESENTED THROUGHOUT | WELL PROPORTIONED ACCOMMODATION | FOUR DOUBLE BEDROOMS & FIFTH SINGLE BEDROOM | GARAGE & DRIVEWAY | UPVC DOUBLE GLAZED THROUGHOUT | EPC RATING - B



## ACCOMMODATION

Entrance Hall

Downstairs W/C - 5'4" x 3' (1.63m x 0.91m)

Lounge - 17'2" x 11'1" (5.23m x 3.38m)

Kitchen/Diner - 22'4" x 9'9" (6.8m x 2.97m)

Utility Room - 9'9" x 5'4" (2.97m x 1.63m)

Bedroom One - 14'2" x 9'6" (4.32m x 2.9m)

En-Suite Shower Room - 6'7" x 5'5" (2m x 1.65m)

Bedroom Two - 11'8" x 11'2" (3.56m x 3.4m)

Bedroom Three - 11'4" x 9'10" (3.45m x 3m)

Bedroom Four - 9'10" x 9'2" (3m x 2.8m)



Family Bathroom - 7'11" x 6'5" (2.41m x 1.96m)

Bedroom Five - 9'2" x 7'5" (2.8m x 2.26m)

Garage - 17' x 9'2" (5.18m x 2.8m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E

