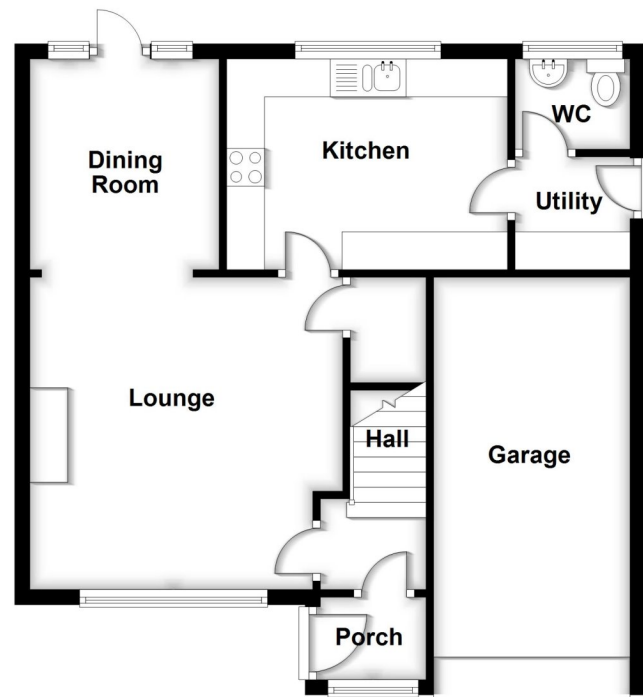


EPC TO FOLLOW

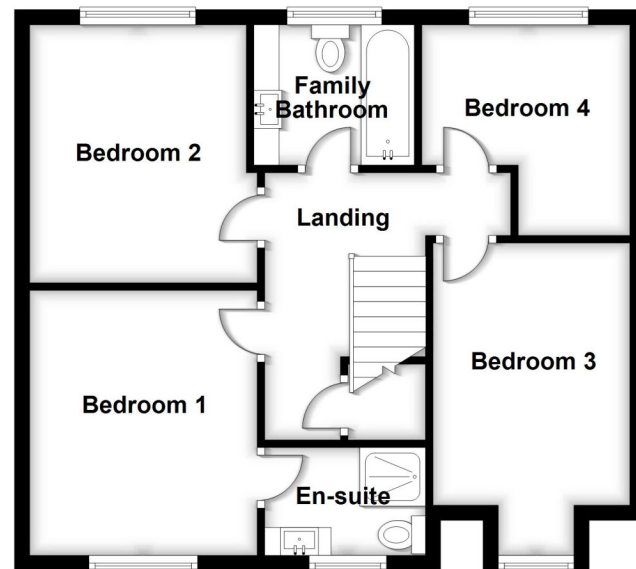
Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 114.8 sq. metres (1236.2 sq. feet)



1 Hawks Way, Sleaford, Lincolnshire, NG34 7UR

£240,000 Freehold

Located in a popular residential area of town just off Grantham Road in Sleaford, is this spacious Four Bedroom Detached Home with a westely aspected rear garden which is non overlooked. The property is conveniently located within easy walking distance of the town centre and schools. The property also benefits from Gas Central Heating. The internal accommodation comprises of Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Four Bedrooms, En-Suite to Master and a Family Bathroom. Outside, to the front of the property is a tarmac driveway offering off street parking, as well as a further lawned area which could also be changed to accommodate further parking. The rear garden is particularly private, principally laid to lawn with edged borders stocked with mature plants and shrubs.

A viewing on this property is highly recommended, as properties in this sought after area sell very quick!

NO CHAIN | GARAGE & DRIVEWAY | NON-OVERLOOKED REAR GARDEN | SPACIOUS ACCOMMODATION | CORNER PLOT | SOUGHT AFTER LOCATION | EN-SUITE TO MASTER | WELL PROPORTIONED BEDROOMS | UTILITY ROOM & DOWNSTAIRS W/C



ACCOMMODATION

Entrance Porch

Entrance Hall

Lounge - 13'4" x 13'4" (4.06m x 4.06m)

Dining Room - 9'2" x 7'11" (2.8m x 2.41m)

Kitchen/Breakfast Room - 12' x 9'2" (3.66m x 2.8m)

Utility Room - 4'11" x 4'11" (1.5m x 1.5m)

Downstairs W/C

Bedroom One - 10'4" x 9'1" (3.15m x 2.77m)

En-Suite Shower Room

Bedroom Two - 11'4" x 9'11" (3.45m x 3.02m)

Bedroom Three - 13'10" x 8'2" (4.22m x 2.5m)

Bedroom Four - 8'8" x 8'9" (2.64m x 2.67m)

Family Bathroom

Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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