

St. Edmunds Road, Sleaford, NG34 7LS



Asking Price £450,000 Freehold



This Superb Large Family 4 bedroom property presents a rare opportunity for any buyers looking for a high quality Tudor styled residence with FIVE reception rooms, situated close to all local amenities offered by the bustling market town of Sleaford.

The property stands on a generous plot set behind a private gated frontage providing CCTV and alarmed security system. The property comprises of; a welcoming "U" shaped hallway with a regency archway, generous lounge, through sliding doors into the extended sun room which provides access to the large patio area through french doors. From the hallway is the a dining room (currently used as) with another reception room (snug currently) which has an open access from the kitchen, study and WC. The modern cream gloss Wren kitchen is stunning, offering a rangemaster electric double oven and induction hob with extractor, integrated dishwasher, wine cooler & feature wood burner, utility area with space for American sized fridge.

Upstairs offers: master bedroom with fitted double mirrored wardrobes and a balcony, luxury en-suite shower room with heated towel rail & underfloor heating, two further double bedrooms one with fitted wardrobes, single bedroom, luxury family bathroom with heated towel rail & underfloor heating, the rear garden is fully landscaped and includes a playhouse and an additional shed in the far corner, there is a space and power for a hot tub and a large shaped raised patio area ideal for entertaining. The block paved drive way is entered through electric gates and provides parking for several vehicles with a double garage which has an electric up and over door.

The property has double glazing with gas central heating with radiators to all rooms producing an EPC rating of: D Council Tax Band: E

BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Location Location Location

St Edmunds Road is located in the heart of Sleaford accessed from either London Road or Grantham Road both being within walking distance to the Sleaford town center which provides a vast array of shops, cafes, restaurants, charity shops, hairdressers, pubs with Sleaford School for Girls and Carres Grammer School for boys at the top end of Northgate opposite Belvoir. Sleaford is a quiet and safe market town with immense charm, being positioned between Grantham, Lincoln and Boston all of which have more major shopping outlets on your doorstep.

Hallway 6'7" x 19'10"



The property is entered through an upper glazed wooden door having two windows either side (all frosted) into the "U" shaped hallway, having tiled flooring, a regency archway leading to the staircase and kitchen end of hallway, dado rails, pendant lighting, alarm keypad and controller with intercom for the electric gates. HIVE heating controls, under stairs cupboard and an area for coats and shoes.

Living Room 21'11" x 13'9"



Window to front elevation, carpeted flooring, pendant lighting, fire place with inset living flame gas fire, large sliding doors to sun-room and wooden double doors to dining room.

Sun Room 15'2" x 10'11"



Windows to three elevations all fitted with made to measure blinds, UPVC patio doors to rear garden, wooden flooring and pendant lighting.

Dining Room 10'8" x 9'9"



Window to rear elevation, laminate flooring, pendant lighting and dado rail.

Snug
10'8" x 9'9"



Entered either from the hallway or through a large opening from the breakfast kitchen, fireplace surround (no fire), patio doors to rear garden, tiled flooring and pendant lighting.

Kitchen/Breakfast Room
22'0" x 8'11"



Window to side, patio doors to the rear garden, tiled flooring, feature corner log burner with a metal vertical flue, a modern kitchen with cream and wood two tone gloss units with block effect worktops with matching up-stands, cream coloured tech-wall under wall units and chair height breakfast bar for three people, electric cooking range with induction hob, large Rangemaster cooker hood above, composite one and half sink with mixer tap, integrated dishwasher and wine cooler and spot lights on the ceiling.

Utility
8'2" x 6'8"



Entered through opening from the kitchen or the wooden glazed back door, having worktop with single bowl sink, space for an american sized fridge freezer, plumbing for washing machine, kitchen units and worktop matching the kitchen, at the end there is a personnel door into the double garage.

Study
8'0" x 10'6"



Window to side elevation, carpeted flooring and pendant lighting.

WC 6'9" x 2'9"



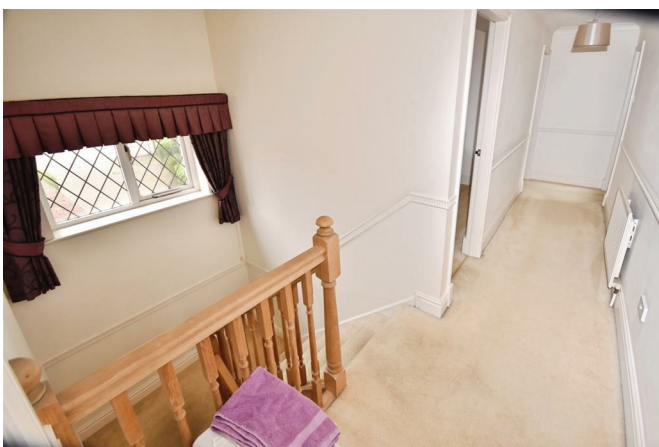
Tiled floor matching hallway, spot lighting, floor to ceiling wall tiles, toilet with dual flush hidden cistern and hand wash basin with mono bloc mixer tap and storage cupboard underneath.

Double Garage 18'11" x 18'7"



Window to side elevation, up and over electric door. lighting, power sockets and loft access

Landing



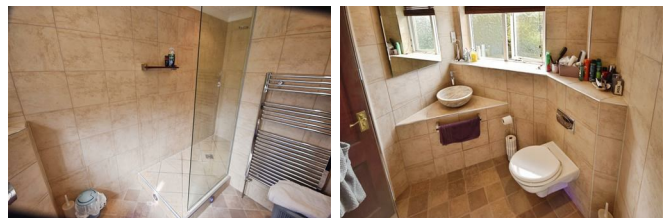
Window to front elevation half way up staircase, carpeted staircase with wooden balustrade, dado rail, pendant lighting and loft hatch.

Master Bedroom 10'10" x 16'4"



Sliding patio doors leading to a balcony, carpeted flooring, spot lighting, ceiling fan with light, TV points and built in wardrobes down one entire wall.

En-suite Shower Room 10'10" x 6'2"



Window to rear elevation with frosted glass, vinyl flooring with under-floor heating,, heated towel rail, 1800 cm long shower enclosure with additional glass screen, tiled walls floor to ceiling, corner sink on a tiled base with round bowl basin with chrome mixer tap assembly, extractor fan, spot lighting, illuminated mirror, floating toilet with hidden dual flush cistern.

Bedroom 2 10'11" x 11'7"



Window to rear elevation, carpeted flooring, pendant lighting as well as many spots lights with multi coloured bulbs in the ceiling.

Bedroom 3 10'0" x 10'11"



Window to front elevation, carpeted flooring, spot and pendant lighting, built in wardrobes with sliding mirrored doors.

Bedroom 4 7'1" x 10'2"



Window to front elevation, carpeted flooring and pendant lighting.

Luxury Bathroom 11'9" x 5'5"



High level window to front elevation, tiled flooring with under-floor heating, "P" shaped bath with mixer shower and screen, tiled bath panel with built in coloured shelving, separate bath taps, tiled walls with inset shelves, ceiling extractor, spot lighting, chrome heated towel rail, a wall mounted sink with mono bloc tap with two drawers underneath, floating wall mounted toilet with dual flush hidden cistern and a cupboard housing pressured hot water tank with shelving.

Rear Garden



A beautifully landscaped private garden with a central lawned area with a large raised corner patio providing ample space for an array of seating options with a sunken area for a hot tub with electrics, it has some perimeter borders with shrubs and bushes also, wooden shed in one corner and Wendy house the opposite corner.

Driveway and Frontage



The Property is entered through remote controlled electric gates having a smaller adjacent pedestrian gate opening onto a large block paved driveway for several vehicles, providing side access down the right hand elevation to the rear garden through a wooden gate. The double garage has an electric up and over door, window for additional day light, power for lighting and electric sockets, shelving and loft access. There are some perimeter borders with shrubs, bushes and a lovely Chestnut Tree.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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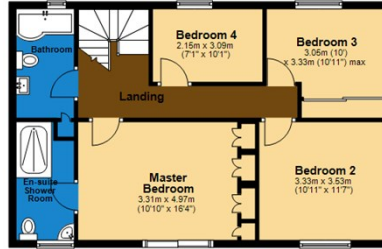
Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Ground Floor
Approx. 155.4 sq. metres (1619.4 sq. feet)

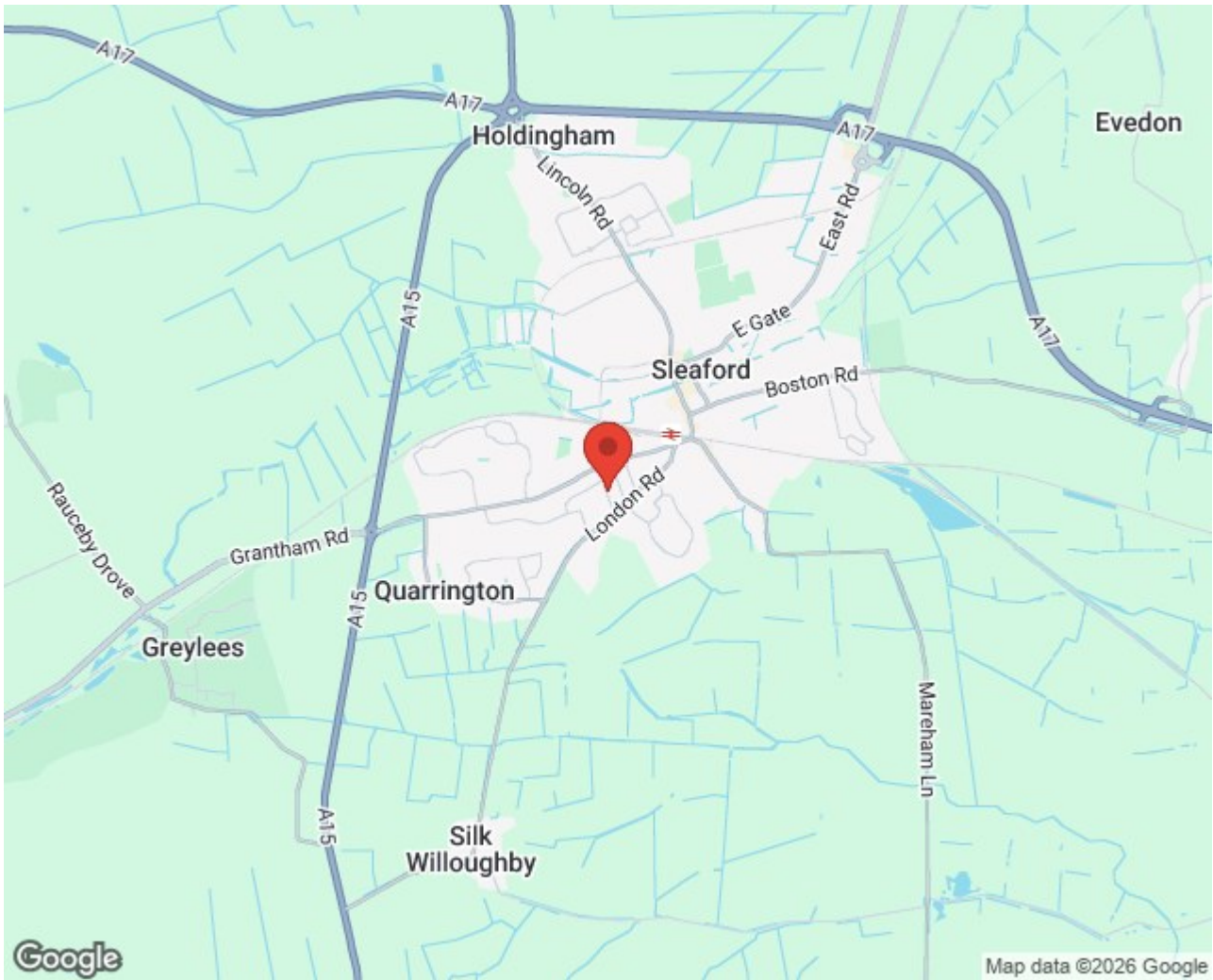


First Floor
Approx. 67.7 sq. metres (728.8 sq. feet)



Total area: approx. 218.2 sq. metres (2348.2 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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