

## Sheldrake Road, Sleaford, NG34 7XF



**Asking Price £325,000 Freehold**



This immaculate four-bedroom detached house is offered for sale in a sought-after residential area of Sleaford, ideally positioned for families seeking nearby schools, local amenities and green spaces.

The ground floor includes three reception rooms, providing versatile living space. The main reception room features a fireplace and bay window, creating an attractive focal point and outlook. A further reception room enjoys direct access to the garden and a roof lantern, bringing in generous natural light and offering a pleasant connection to the outdoor space.

The contemporary kitchen is fitted with quartz worktops and is complemented by a useful utility room. Upstairs, the master bedroom benefits from an en-suite and built-in wardrobes. Two additional double bedrooms also include built-in wardrobes, with a further well-proportioned double bedroom completing the accommodation. There is a family bathroom in addition to the en-suite. Outside, the property offers a garden, parking and a single garage.

The property is fully UPVC double glazed and gas central heated with radiators to all rooms.

EPC rating is C and Council Tax band is D.

Sleaford railway station is within easy reach, offering services to Grantham (for connections to London King's Cross), Lincoln and Peterborough, making regional and national travel straightforward. Local primary and secondary schools are accessible within the town, supporting the property's appeal for families looking to settle in this established location.

## Accommodation

The property is entered through a composite part glazed door into the entrance hallway.

### Entrance Hallway



Having laminate flooring, understairs cupboard, thermostat heating control, smoke alarm and stairs to first floor landing.

### Lounge 13'10" x 11'6"



A light room with a bay window to the front, stone fireplace with inset electric fire and wooden shelf, laminate flooring, T.V. point and telephone point.

### Kitchen/Breakfast Room 11'11" x 9'6"



Fitted with a range of high gloss wall and base units with quartz worktop over, stainless steel sink with mixer tap,

integrated appliances including double oven, microwave, dishwasher, induction hob with Neff extractor over, breakfast bar with inset wine cooler, tiled splashbacks, tiled flooring and ceiling spot lights.

### Utility 6'10" x 4'7"



Having base units with worktop over, space and plumbing for washing machine, space for fridge/freezer, Ideal wall mounted boiler, tiled flooring, stainless steel sink with mixer tap, tiled splashbacks, ceiling spot lights and half glazed door leading to side access.

### Dining Room 9'6" x 8'11"



Having laminate flooring and double doors leading into the conservatory.

**Conservatory**  
12'9" x 9'8"



A feature of the conservatory is the roof lantern, laminate flooring, access door to garage and patio doors leading into the garden.

**Downstairs Cloakroom**

Having a wall mounted wash hand basin with tiled splashback, close coupled W.C. and laminate flooring.

**Landing**

The landing has an airing cupboard with shelving, a partially boarded loft access and smoke alarm.

**Master Bedroom**  
12'0" x 11'10"



There are two double built in wardrobes, T.V. point and door off to en-suite.

**En-Suite**



Comprising of a mains fed corner shower, pedestal wash hand basin, close coupled W.C., heated towel rail, fully tiled walls and flooring.

**Bedroom Two**  
13'1" x 9'4"



Having a built in wardrobe.

**Bedroom Three**  
10'9" x 9'8"



Having a built in double wardrobe.

**Bedroom Four**  
11'11" x 6'9"



A window to the front elevation and telephone point.

**Bathroom**



Having a three piece white suite comprising of panelled bath with mains fed shower and screen over, pedestal wash hand basin, close coupled W.C., partially tiled walls, extractor fan and vinyl flooring.

**Garage**

With electric roller garage door, electric, light and access door through to the conservatory.

**Outside Front**

The property has ample parking to front on the block paved driveway which leads to the garage, lawned area and side access gate to the rear garden.

**Outside Rear**



A fully enclosed rear garden with shed, outside tap, water butt, slabbed patio area and lawn with some shrubs.

**Financial Services**

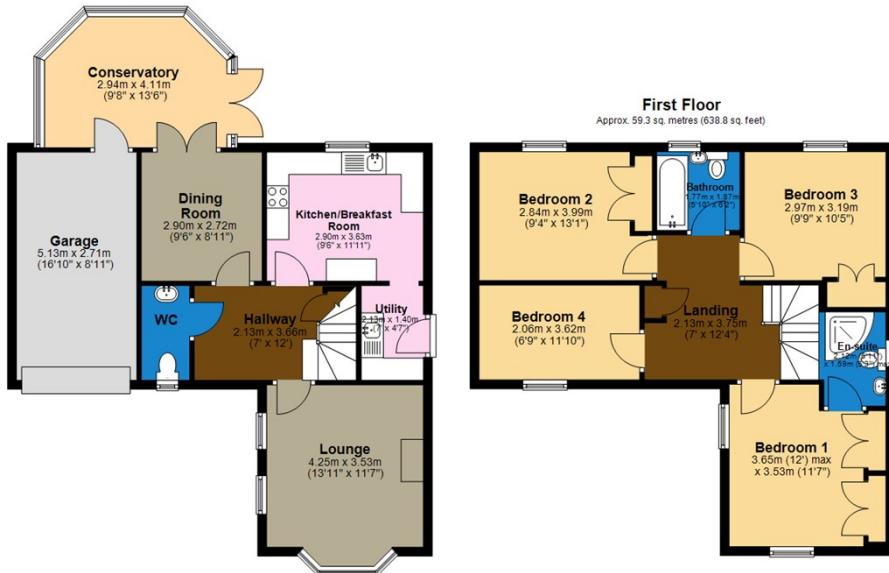
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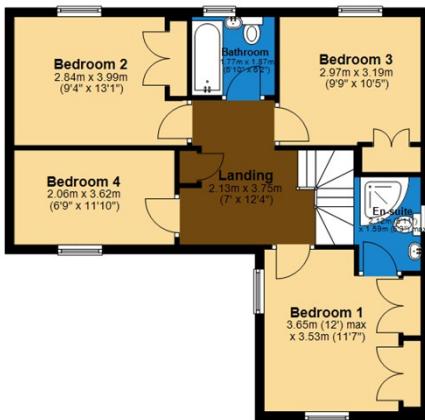
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**Ground Floor**  
Approx. 74.4 sq. metres (800.9 sq. feet)



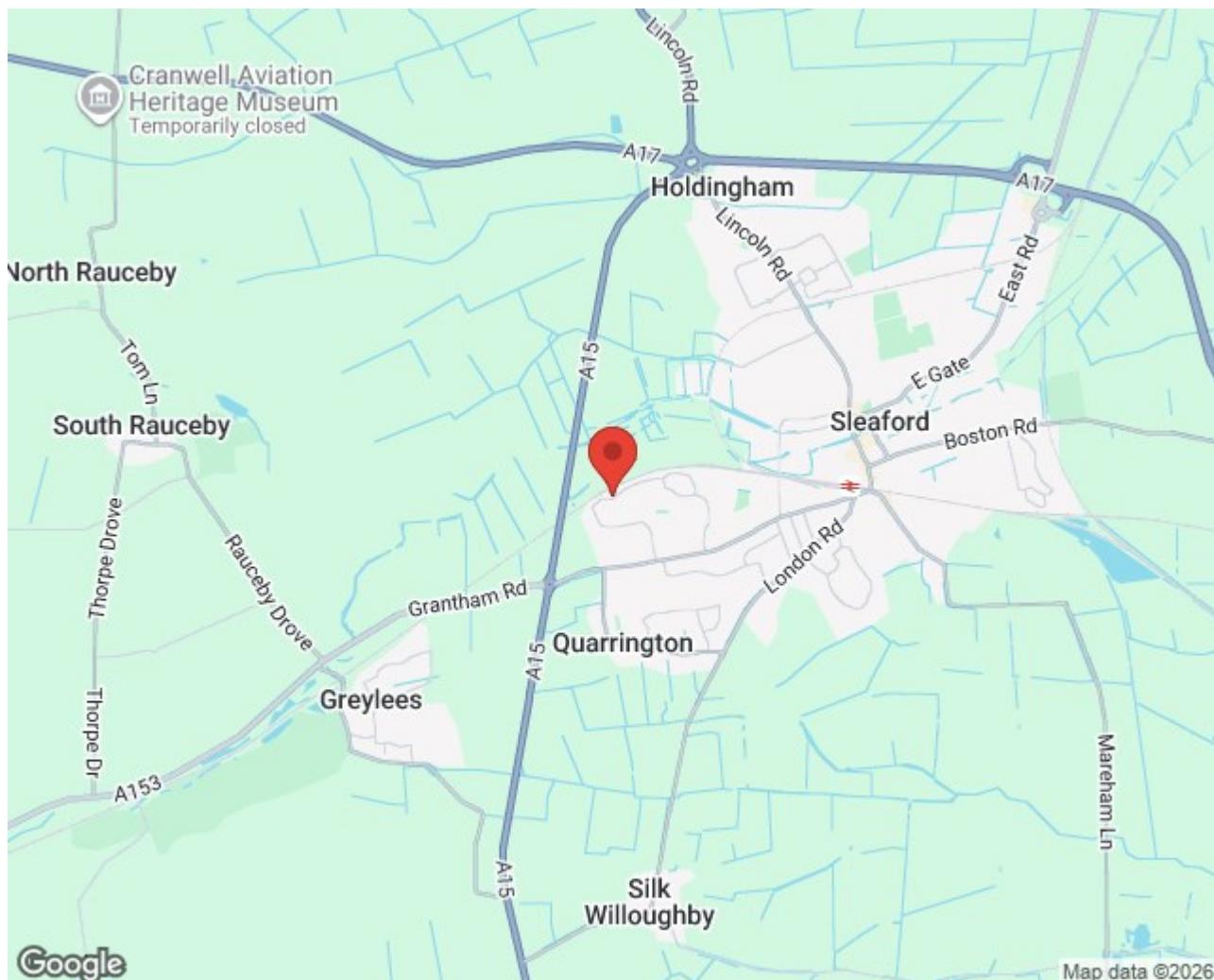
**First Floor**  
Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 133.7 sq. metres (1439.7 sq. feet)

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Plan produced using PlanUp.



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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