



Sheldrake Road, Sleaford, NG34 7XF

£315,000

Superb detached four bedroom family residence which provides an immaculate and tastefully decorated interior throughout and has a single garage, mature rear gardens with good degrees of privacy. The ground floor comprises a spacious entrance hall, bay fronted lounge, modern kitchen breakfast room leading through to a utility room, separate dining room opening into a conservatory with a lantern roof design, and a downstairs WC. To the first floor are four double bedrooms, including a master with en suite, along with a family bathroom. Externally, the property benefits from ample off-road parking to the front and a well-presented rear garden

Located close to Sleaford town centre, with easy access to schools, local amenities and transport links, this home combines comfort, quality and convenience. Presented in superb condition throughout, it is a property that truly needs to be seen to be fully appreciated.



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ENTRANCE HALL

stairs leading to 1st floor with storage cupboard under and radiator.

DINING ROOM 9'6" x 8'10" (2.9 x 2.7)

With french doors to conservatory and radiator

KITCHEN BREAKFAST ROOM 9'6" x 12'1" (2.9 x 3.7)

Modern kitchen with a range of base and eye level units and Quartz worktop and breakfast bar, sink with mixer tap and drainer, Zanussi eye level integrated double oven, Zanussi four ring induction hob with Neff extractor hood over, integrated Zanussi dishwasher, wine cooler, window to rear aspect

LIVING ROOM 11'9" x 13'9" (3.6 x 4.2)

Base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, part glazed door to garden, boiler.

CONSERVATORY 12'9" x 9'2" (3.9 x 2.8)

Brick and uPVC construction with lantern, french doors to garden, door through to garage and TV point.

CLOAKROOM

Low level wc, wash hand basin

UTILITY 6'10" x 4'7" (2.1 x 1.4)

Base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, part glazed door to garden, boiler.

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 12'1" x 11'9" (3.7 x 3.6)

With built in wardrobes, TV point, window to front aspect and radiator.

EN SUITE

Three piece suite comprising mains fed shower, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

BEDROOM 9'2" x 13'1" (2.8 x 4.0)

Double glazed window, carpet flooring

BEDROOM 9'10" x 9'6" (3.0 x 2.9)

Double glazed window, carpet flooring

BEDROOM 12'1" x 6'6" (3.7 x 2.0)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

REAR GARDENS

Large mature rear gardens with lawn and patio seating area providing good degrees of privacy.

GARAGE

Up and over door, power and light, driveway parking





