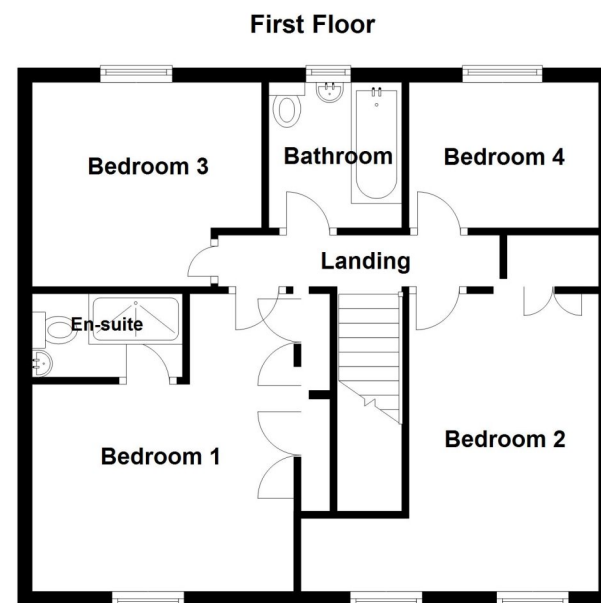
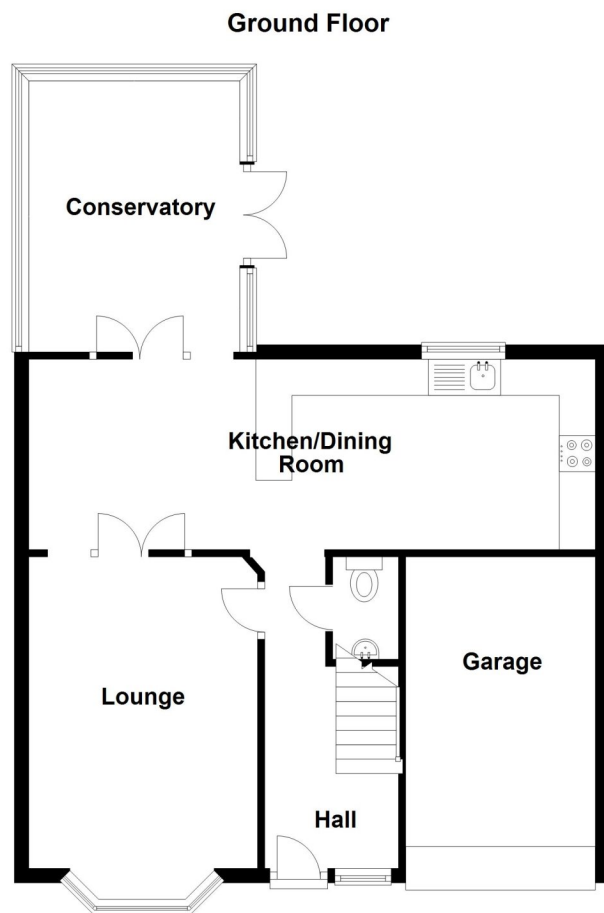


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



27 Hood Close, Sleaford, Lincolnshire, NG34 7WJ

Offers Over £299,950 Freehold

This superbly presented Four Bedroom Detached Family home is in impeccable order throughout boasting an open plan Kitchen/Dining Room, lovely Conservatory and modern fitted Bathrooms. The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Conservatory, Four well-proportioned Bedrooms, Ensuite to Master and Family Bathroom. A viewing is highly advised!



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See things differently.

IMMACULATELY PRESENTED THROUGHOUT | OPEN PLAN KITCHEN/DINER | CONSERVATORY | MODERN BATHROOMS | POPULAR LOCATION | NON OVERLOOKED REAR GARDEN



See things differently.

ACCOMMODATION

Entrance Hall - With composite door to front aspect, power points, radiator and stairs to first floor landing.

Downstairs W/C - Fitted with a two piece suite comprising low level w/c, hand wash basin, radiator and extractor fan.

Lounge - 14'2" x 10'6" (4.32m x 3.2m) With UPVC bay window to front aspect, double doors to dining area of kitchen/dining room, adam style fireplace housing living flame fire on wooden surround on marble hearth, power points, TV point and telephone point.

Kitchen/Dining Room - 26' x 8'8" (7.92m x 2.64m) Having UPVC window to rear aspect, UPVC French doors giving access to conservatory and benefitting from a range of base and eye level units with wood effect worktop over, breakfast bar area, five ring gas hob with extractor hood over, electric oven, ceramic sink, space for fridge freezer, integrated dishwasher, washing machine, tiled splashbacks, spotlights to ceiling and tiled flooring.

Conservatory - 12'4" x 9'2" (3.76m x 2.8m) Being of brick base and UPVC construction with a pitched polycarbonate roof, power points, UPVC French doors to side aspect and tiled flooring.

First Floor Landing - Staircase rises from entrance hallway to first floor landing with having airing cupboard and loft access.

Bedroom One - 11'4" x 9'6" (3.45m x 2.9m) Having UPVC window to front aspect, fitted with two built in double wardrobes, power points, TV point and radiator.

En-Suite Shower Room - Being fully tiled and benefitting from a three piece suite comprising double shower cubicle, low level w/c, hand wash basin and extractor fan.

Bedroom Two - 12'3" (3.73) x 12'3" (3.73) (Max Measurements) Having two UPVC windows to front aspect, television point, radiator and power points.

Bedroom Three - 9'4" x 9' (2.84m x 2.74m) With UPVC window to rear aspect, power points and radiator.

Bedroom Four - 9' x 6'9" (2.74m x 2.06m) Having UPVC window to rear aspect, power points and radiator.

Family Bathroom - Benefitting from a three piece suite comprising panel bath with shower over, hand wash basin, low level w/c, radiator, UPVC window to rear aspect, shaver point and extractor fan.



Outside - To the front is a tarmac driveway offering parking for two cars. The rear garden is of particular note, being non overlooked, extremely well maintained with a large paved patio area, lawned area with separate raised patio, fencing to all aspects, outside light, outside tap and garden shed.

Garage - 16'5" x 8'6" (5m x 2.6m) Having electric roller door, power and lighting.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C