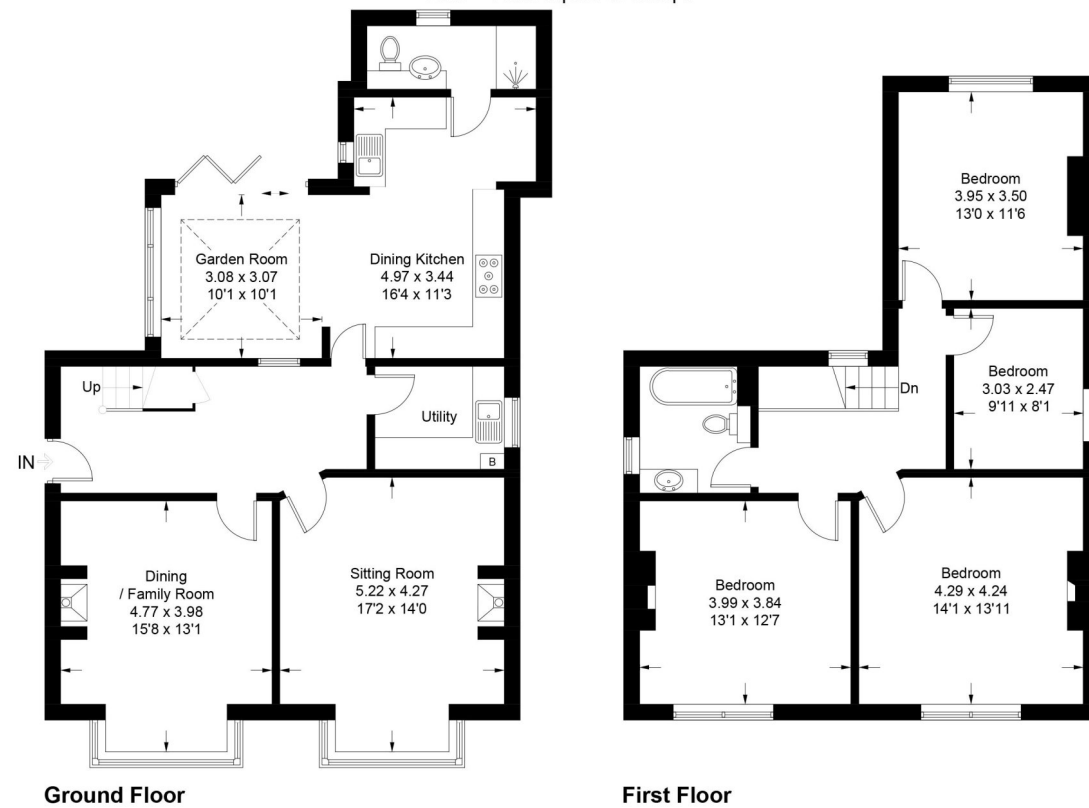


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 26 Victoria Avenue

Approximate Gross Internal Area  
 Ground Floor = 89.9 sq m / 968 sq ft  
 First Floor = 72 sq m / 775 sq ft  
 Total = 161.9 sq m / 1743 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## 26 Victoria Avenue, Sleaford, Lincolnshire, NG34 7LN

£475,000 Freehold

WOW! This stunning Edwardian detached family home is located close to the town centre of Sleaford and seamlessly blends a classic charm of character with a modern & tasteful contemporary style. The open-concept Kitchen/Dining Room flows through into the light and airy garden room, creating a harmonious space perfect for both entertaining and relaxation.

PERIOD DETACHED HOME | CLOSE TO TOWN CENTRE | OFF STREET PARKING | DOUBLE BAY FRONTED | STUNNING WESTERLY ASPECTED REAR GARDEN | IMMACULATELY PRESENTED THROUGHOUT | TASTEFUL DECOR | STYLISH KITCHEN | IMPRESSIVE GARDEN ROOM | EXTENDED PATIO AREA | BLEND OF HISTORIC CHARM & MODERN INTERIOR

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## ACCOMMODATION

Entrance Hall

Living Room - 17'2" x 14' (5.23m x 4.27m)

Dining Room - 15'8" x 13'1" (4.78m x 4m)

Kitchen/Diner - 16'4" x 11'3" (4.98m x 3.43m)

Garden Room - 10'1" x 10'1" (3.07m x 3.07m)

Utility Room

Shower Room

Bedroom One - 14'1" x 13'11" (4.3m x 4.24m)

Bedroom Two - 13'1" x 12'7" (4m x 3.84m)

Bedroom Three - 13' x 11'6" (3.96m x 3.5m)

Bedroom Four - 9'11" x 8'1" (3.02m x 2.46m)

Family Bathroom

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

## DESCRIPTION

The property is well-maintained and offers a bright and spacious interior, perfect for a growing family. The cosy atmosphere makes it feel like home from the moment you step inside. The Entrance Hall boasts a solid wood flooring and connects you the Living Room, Dining Room and Kitchen, all having high ceilings creating a spacious and practical living space. To the first floor, there are Four well proportioned Bedrooms, all benefitting from high ceilings and a modern scheme of decoration. The two largest Bedrooms, located at the front aspect of the house, boast original cast iron fireplaces which further adds to its' Edwardian charm, along with ample room for wardrobes. The accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen/Diner, Garden Room, Utility Room, Shower Room, Four Bedrooms and a Family Bathroom. The rear garden is an absolute credit to the current owners, offering an ideal area for outdoor entertaining with the extended patio and gazebo which would make a great space for a Bar/BBQ for those perfect Summer gatherings. The rear garden is also principally laid to lawn with numerous mature plants, trees and shrubs with edged borders, fencing to all aspects, a 16ft x 10ft workshop with power and lighting and it's own consumer unit, greenhouse, outside light, outside tap and side gate. To the front of the property there is an original dwarf wall with iron railings, along with a block paved driveway offering off street parking.

Don't miss the opportunity to make this property your own.

