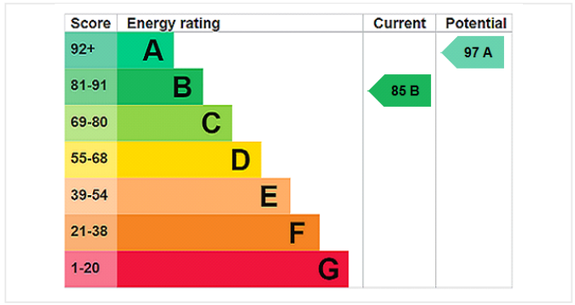
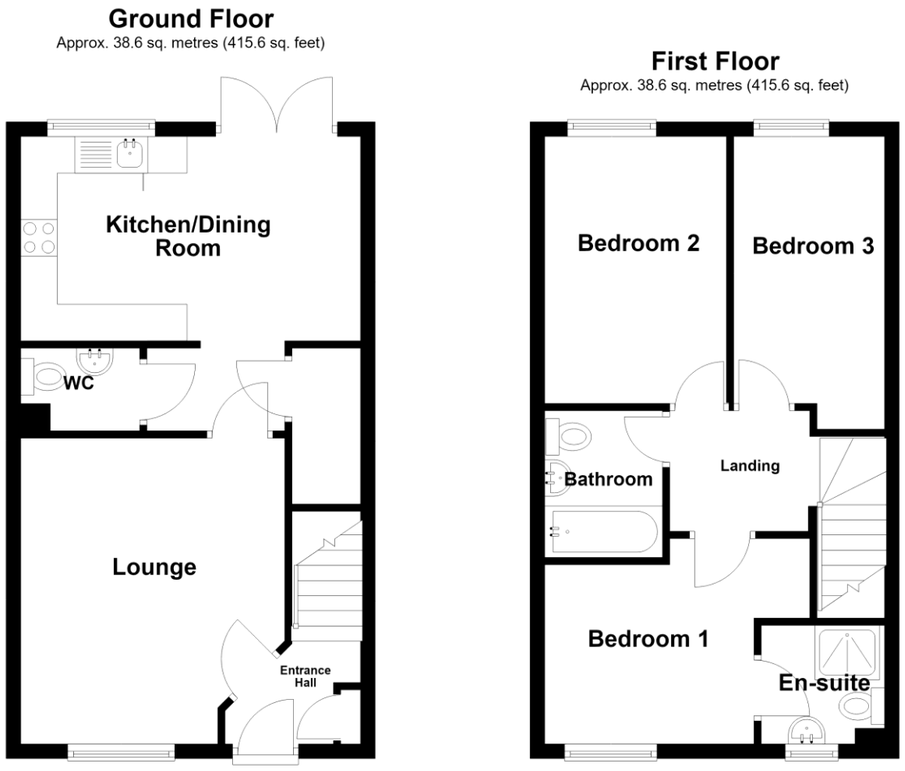
Burnham Way, Sleaford, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.





Total area: approx. 77.2 sq. metres (831.2 sq. feet)







81 Burnham Way, Sleaford, Lincolnshire, NG34 6AE

£220,000 Freehold

Occupying an attractive position overlooking a large open green space, this modern three-bedroom semi-detached home offers beautifully presented accommodation throughout, extending to approximately 850 sq. ft. With a spacious kitchen/diner, principal bedroom with en-suite, enclosed rear garden and allocated parking, the property is an excellent choice for first-time buyers, young families or those looking for a modern, low-maintenance home.

Modern Three Bedroom Semi-Detached Home | Approx. 850 Sq. Ft. Of Accommodation | Overlooking Attractive Open Green Space | Excellent Condition Throughout | Spacious Lounge | Modern Kitchen/Diner With French Doors | Principal Bedroom With En-Suite | Ground Floor WC & Family Bathroom | Enclosed Rear Garden With Patio | Allocated Parking | Popular Residential Location In Sleaford







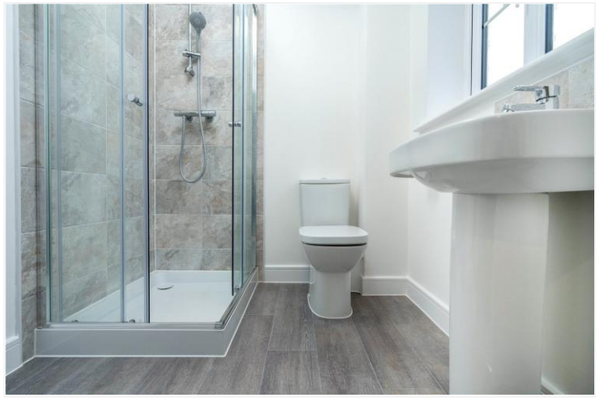
DESCRIPTION

The accommodation begins with an entrance hall leading into a generously sized lounge, a bright and comfortable reception room with a large front-facing window enjoying views across the landscaped green & park area.

To the rear is a modern kitchen/dining room, fitted with a range of contemporary grey wall and base units, wood-effect worktops and integrated cooking appliances & integrated fridge/freezer, washing machine and dishwasher. There is ample room for a dining table, while French doors open directly onto the rear garden, providing a pleasant connection between the indoor and outdoor spaces. A useful ground floor WC completes the downstairs accommodation. There is also good sized storage space under the stairs off the dining area.

Upstairs, the property offers three bedrooms, all presented in excellent decorative order. The principal bedroom benefits from its own en-suite shower room, fitted with a modern three-piece suite, while the remaining two bedrooms are served by a separate family bathroom, complete with a bath and overhead shower.









Outside, the enclosed rear garden is currently seeded to lawn with a paved patio area, timber fencing and a useful garden shed. There are two allocated parking spaces, which are conveniently positioned opposite the front entrance of the property.

Situated within a modern residential development in Sleaford, the property enjoys a particularly appealing position overlooking a substantial landscaped green space to the front, while remaining conveniently placed for the town's range of shops, schools, amenities and transport connections.

ACCOMMODATION

Entrance Hall

Landing

W/C

Kitchen/Diner - 9'3" x 13'9" (2.8m x 4.2m)

Lounge - 13'9" x 11'10" (4.2m x 3.6m)

Kitchen/Diner - 9'2" x 13'9" (2.8m x 4.2m)

Bedroom 1 - 9'2" x 9'10" (2.8m x 3m)

Bedroom 2 - 8'6" x 10'10" (2.6m x 3.3m)

Bedroom 3 - 6'11" x 11'10" (2.1m x 3.6m)

Bathroom - 5'11" x 6'7" (1.8m x 2m)

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

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