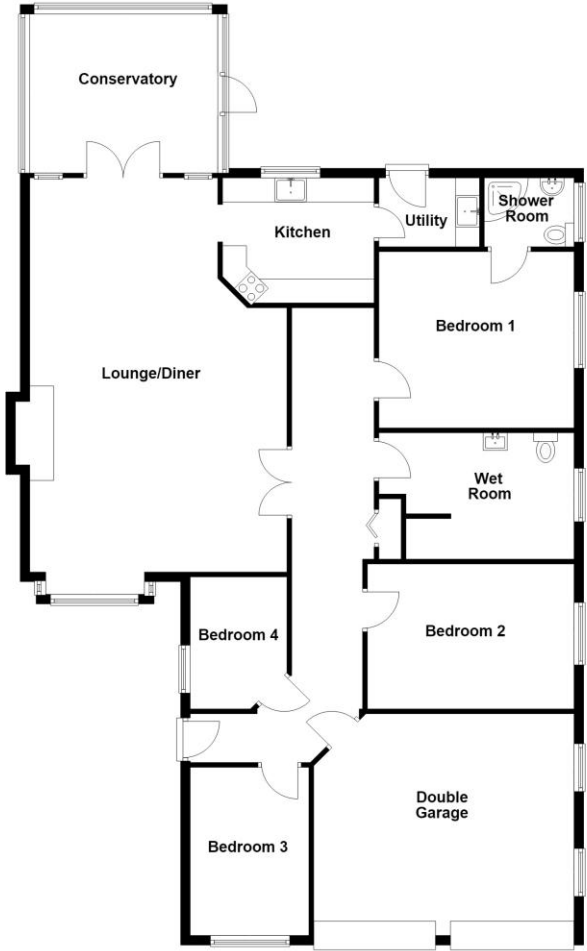


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. 156.9 sq. metres (1688.5 sq. feet)
Total area: approx. 156.9 sq. metres (1688.5 sq. feet)



43 Sleaford Road, Cranwell Village, Sleaford, NG34 8BU

£399,950 Freehold

This spacious four bedroom detached bungalow offers a fantastic amount of accommodation, extending to approximately 1500 sq ft and all arranged on one level. The property has been very well looked after and offers a particularly flexible layout, together with a double garage, plenty of parking and a private rear garden.

Spacious Four Bedroom Detached Bungalow | Approximately 1500 Sq Ft Of Accommodation | Large Lounge/Diner With Wood-Burning Stove | Modern Fitted Kitchen | Separate Utility Room | Conservatory Overlooking The Rear Garden | Impressive Modern Wet Room | Four Versatile Bedrooms | Integral Double Garage | Generous Driveway | Ample Off-Road Parking | Private & Low-Maintenance Rear Garden



One of the main features of the bungalow is the large lounge/diner, which provides more than enough space for both a comfortable sitting area and a full-sized dining table. An exposed brick fireplace with wood-burning stove gives the room plenty of character, while the dining area has doors opening into the conservatory. The conservatory provides another useful reception space and enjoys views over the rear garden, with a door leading directly outside.

The kitchen is modern and well fitted, with a good range of units, plenty of worktop space and integrated appliances. There is also a separate utility room alongside, giving additional storage and keeping the practical side of the house tucked away from the main living areas.

There are four bedrooms in total. Bedrooms one and two are both generous doubles, with the remaining two bedrooms offering plenty of flexibility depending on requirements, whether used as bedrooms, a home office, dressing room or hobby space. The bathroom facilities are another strong point, with a particularly impressive modern wet room featuring a large walk-in shower area, as well as a further separate shower room.



Outside, the property has a substantial block-paved and gravelled driveway providing ample off-road parking and leading to the double garage with electric up and over doors. The garage is a great size and provides excellent additional storage alongside the parking space.

The rear garden is enclosed and relatively low maintenance, with a large paved area providing plenty of room for outdoor furniture, barbecues and entertaining. There are established planted borders and mature hedging around the garden, helping to give the outside space a good degree of privacy.

With approximately 1500 sq ft of accommodation, four bedrooms, excellent living space, two shower facilities, a conservatory, double garage and generous parking, this is a substantial bungalow which offers far more space than first impressions might suggest. The loft is boarded and shelved out as well as having lighting.

ACCOMMODATION

- Entrance Hall**
- Lounge/Diner** - 28'5" x 18'10" (8.66m x 5.74m)
- Kitchen** - 11'3" x 10'6" (3.43m x 3.2m)
- Conservatory** - 12'10" x 10'11" (3.9m x 3.33m)
- Utility** - 7'8" x 6'9" (2.34m x 2.06m)
- Bedroom 1** - 13'10" x 12'3" (4.22m x 3.73m)
- En-Suite Shower Room** - 5'9" x 5'7" (1.75m x 1.7m)
- Bedroom 2** - 13'10" x 11'11" (4.22m x 3.63m)
- Bedroom 3** - 13'1" x 7'9" (4m x 2.36m)
- Bedroom 4** - 10'11" x 7'1" (3.33m x 2.16m)
- Wet Room** - 12'8" x 8'6" (3.86m x 2.6m)
- Double Garage** - 17'8" x 17'4" (5.38m x 5.28m)

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.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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