

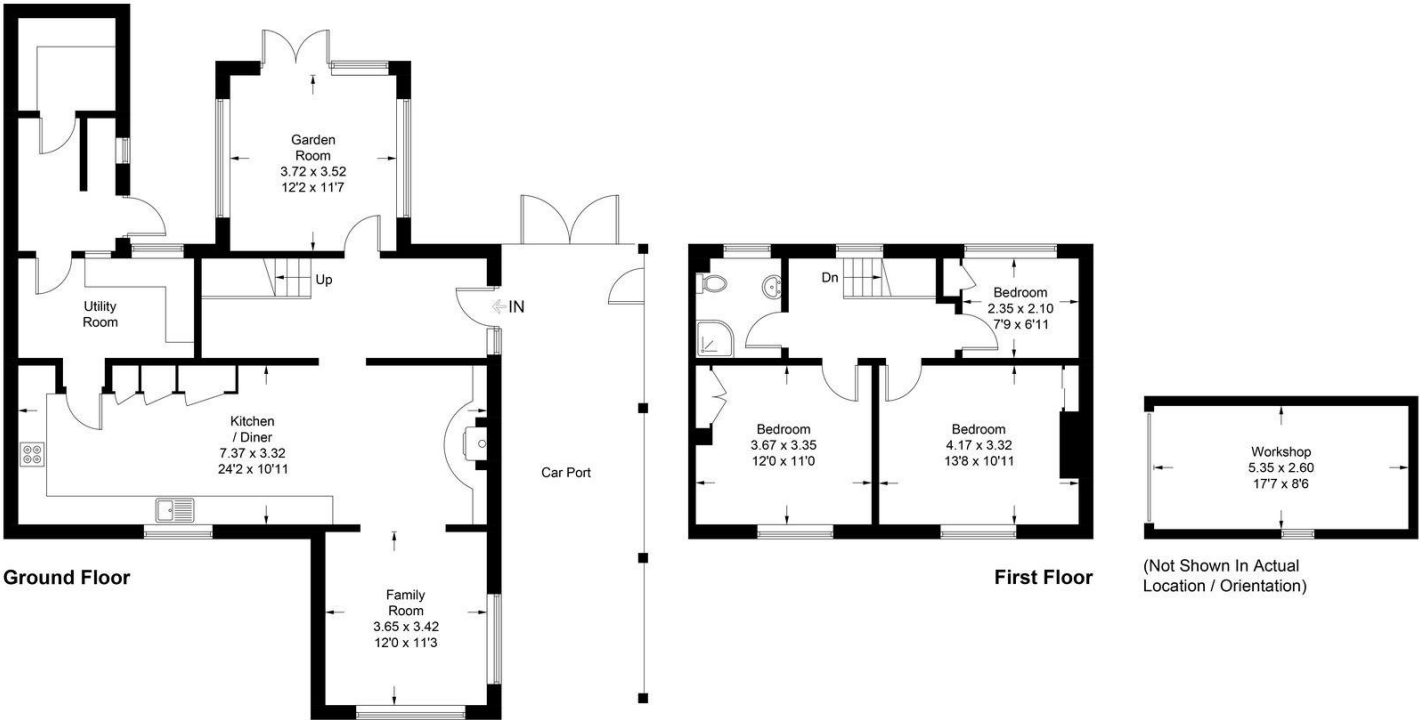
Beech Rise, Sleaford, Lincolnshire

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 Beech Rise

Approximate Gross Internal Area
Ground Floor = 92.4 sq m / 994 sq ft
First Floor = 45.1 sq m / 485 sq ft
Workshop = 13.9 sq m / 150 sq ft
Total = 151.4 sq m / 1629 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.



11 Beech Rise, Sleaford, Lincolnshire, NG34

£199,950 Freehold

This beautifully extended semi-detached home at 11 Beech Rise offers an impressive amount of space, both inside and out, with a total area of approximately 1,600 sq ft including a large workshop/garage. Set on a generous plot with a front garden, block-paved driveway, and covered car port. The house also benefits from solar panels, making this home extremely energy efficient.

Spacious open-plan Kitchen/Diner | Stylish & Modern Shower room | Sauna Room | Detached Garage/Workshop | Large garden with patio area | Off-road parking with covered car port | Solar panels for energy efficiency | Backing onto a Park



DESCRIPTION

Inside, the heart of the home is the large open-plan kitchen and dining area. It’s been finished to a high standard with a contemporary design and ample cupboard space. There’s plenty of room for cooking and entertaining, and the wood-burning stove adds a cosy touch. There is a dual aspect Lounge adjacent to this.

At the back of the house is a garden room with double doors that open straight onto the garden which has potential as a home office, playroom, or hobby space. The rear garden is a good size and mostly laid to lawn with a patio area, perfect for summer barbecues.

Also on the ground floor is a stylish utility room with fitted units, space for appliances, and a second sink.

Upstairs, there are three bedrooms. The main bedroom and second bedroom are both good-sized doubles, while the third is a good sized single bedroom which could be used as a Study.

The shower room has been stylishly updated with a sleek, modern finish. It features a high-spec, fully enclosed power shower unit with body jets and a rainmaker shower above, heated towel rail stylish tiles.



One standout feature is the addition of a fully fitted sauna—a rare luxury that adds a real wow factor.

ACCOMMODATION

Entrance Hall

Living Room - 12' x 11'3" (3.66m x 3.43m)

Kitchen/Dining Room - 24'2" x 10'11" (7.37m x 3.33m)

Utility Room

Garden Room - 12'2" x 11'7" (3.7m x 3.53m)

Sauna

Bedroom One - 13'8" x 10'11" (4.17m x 3.33m)

Bedroom Two - 12' x 11' (3.66m x 3.35m)

Bedroom Three - 7'9" x 6'11" (2.36m x 2.1m)

Shower Room

Garage/Workshop - 17'7" x 8'6" (5.36m x 2.6m)

Agents Note - We believe the property to be of non-standard construction. The current owners tell us they have obtained a PRC certificate for the property. 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.

