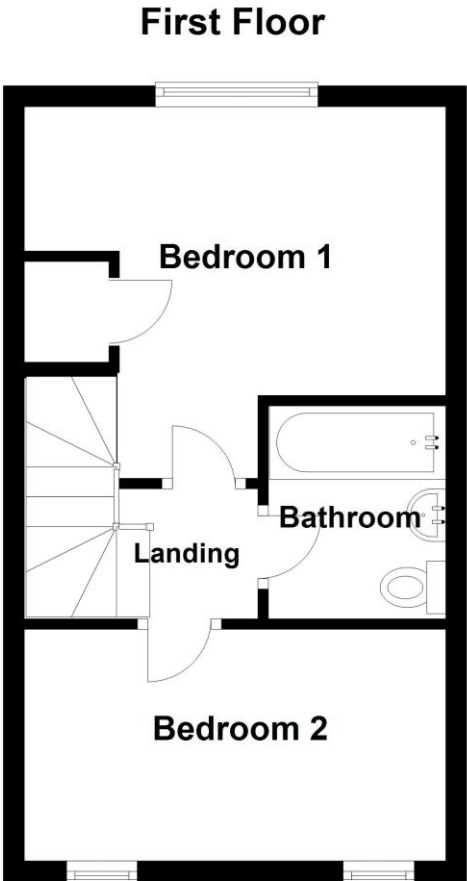
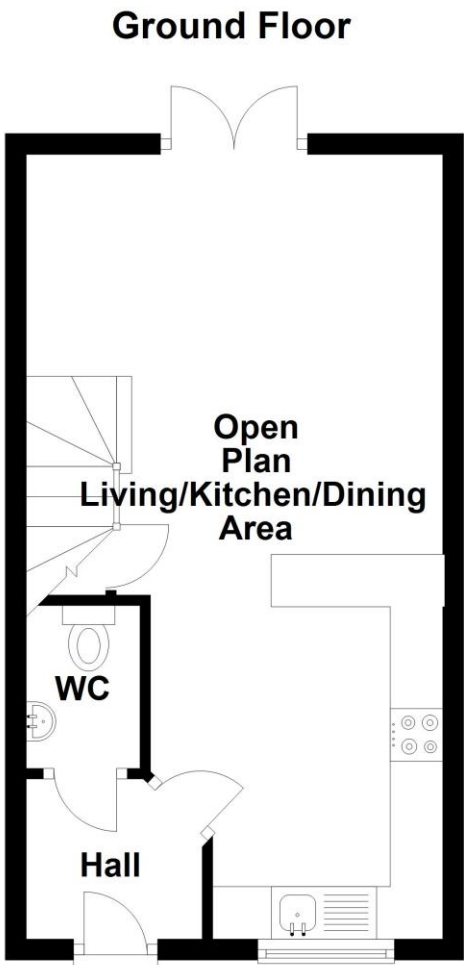


Whittle Road, Holdingham, Sleaford

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		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



37 Whittle Road, Holdingham, Sleaford, Lincolnshire, NG34 8YU

£162,500 Freehold

Winkworth are delighted to offer for sale this immaculately presented modern terraced home, situated in a popular residential area of Sleaford. Finished to a high standard throughout, the property is ready to move straight into and would make an ideal first-time purchase, investment or home for those looking to downsize.

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Winkworth

See things differently.

Immaculately Presented End Terraced Home | Popular Residential Location In Sleaford | Downstairs W/C | Open Plan Living/Kitchen/Dining Room | Integrated Washing Machine And Fridge Freezer | Two Double Bedrooms | Modern Family Bathroom | Larger Than Average Rear Garden | Extended Decking Area | Off-Road Parking For Two Vehicles | Early Viewing Highly Recommended

DESCRIPTION

The accommodation comprises an Entrance Hall, Downstairs W.C. and a bright open-plan Living/Kitchen/Dining Room, creating a great space for both everyday living and entertaining. The kitchen is well-equipped with a range of fitted units and benefits from integrated appliances including a washing machine and fridge freezer. To the first floor are two good-sized double Bedrooms and a modern Family Bathroom.

Outside, the property enjoys a larger than average enclosed rear garden, featuring an extended decking area which is perfect for outdoor dining or relaxing during the warmer months. To the front is a driveway providing off-road parking for two vehicles.

Further benefits include uPVC double glazing and gas central heating. Early viewing is highly recommended to appreciate the standard of accommodation and the generous outside space on offer.

ACCOMMODATION

Entrance Hall

Downstairs W/C

Open Plan Living/Kitchen/Dining Area - 24'5" x 12'7" (7.44m x 3.84m)

Bedroom One - 12'9" x 8'1" (3.89m x 2.46m)

Bedroom Two - 12'9" x 8'7" (3.89m x 2.62m)

Family Bathroom

Agents Note - This property is subject to management fees and the photos have been enhanced by AI.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

