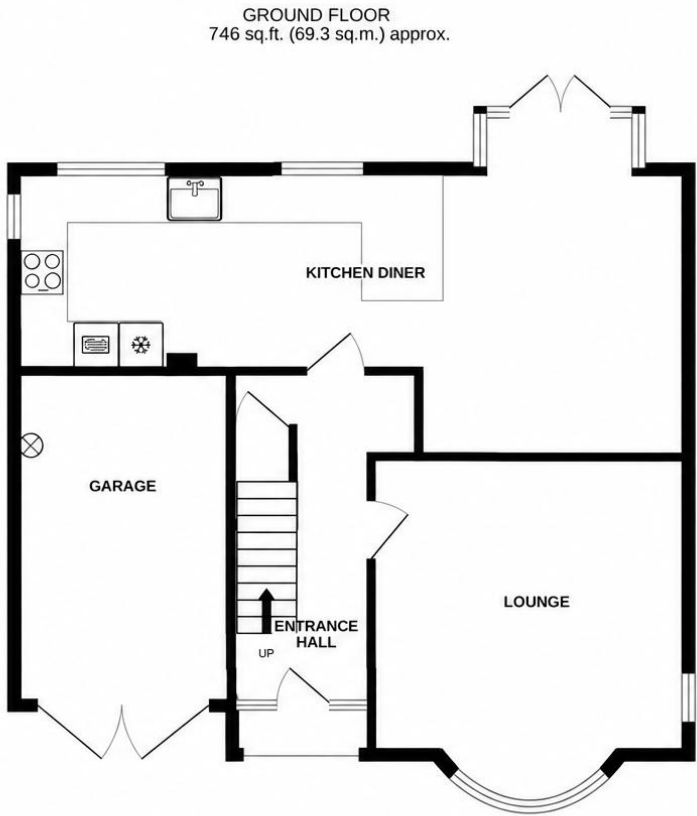


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 St. Edmunds Road, Sleaford, Lincolnshire, NG34 7LS

£340,000 Freehold

This attractive bay-fronted detached home offers spacious and beautifully presented accommodation, combining plenty of traditional character with a stylish modern finish. Set back behind a driveway and established front garden, the property also benefits from an integral garage and a generous enclosed rear garden.

Attractive Three-Bedroom Detached Home | Impressive Open-Plan Kitchen Diner | Spacious Bay-Fronted Lounge | Stylish Four-Piece Family Bathroom | Generous Enclosed Rear Garden | Covered Patio And Pergola Seating Area | Integral Garage And Driveway Parking | Beautifully Presented Throughout



predominantly laid to lawn, with mature boundary planting and a spacious paved patio. A timber pergola creates a sheltered seating area, ideal for outdoor dining and entertaining. To the front, the driveway provides off-road parking and access to the integral garage.

ACCOMMODATION

Entrance Hall

Lounge - 13'9" x 12'9" (4.2m x 3.89m)

Kitchen/Diner - 29'4" x 12'4" (8.94m x 3.76m)

Bedroom 1 - 12'10" x 11'9" (3.9m x 3.58m)

Bedroom 2 - 12'3" x 11'9" (3.73m x 3.58m)

Bedroom 3 - 9'6" x 8'2" (2.9m x 2.5m)

Garage - 14'8" x 8'8" (4.47m x 2.64m)

The ground floor begins with a welcoming entrance hall featuring attractive wall panelling and stairs rising to the first floor. To the front is a separate lounge with a wide bay window and feature fireplace, creating a bright yet comfortable main reception room.

Across the rear of the property is an impressive open-plan kitchen diner, which provides an excellent space for everyday family life and entertaining. The modern kitchen is fitted with a range of contemporary units, integrated appliances and a central island with breakfast-bar seating. There is ample room for both dining and sitting areas, while French doors open directly onto the garden and covered patio, providing a lovely connection between the house and outside space.

Upstairs, the property provides three well-proportioned bedrooms, including two particularly generous doubles. These are served by a stylish four-piece family bathroom, fitted with a freestanding bath, separate walk-in shower, wash basin and WC.

Outside, the rear garden is an excellent size and is



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

