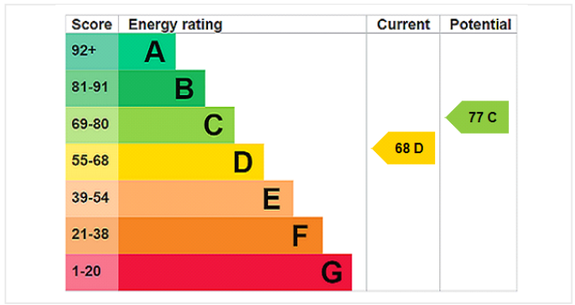
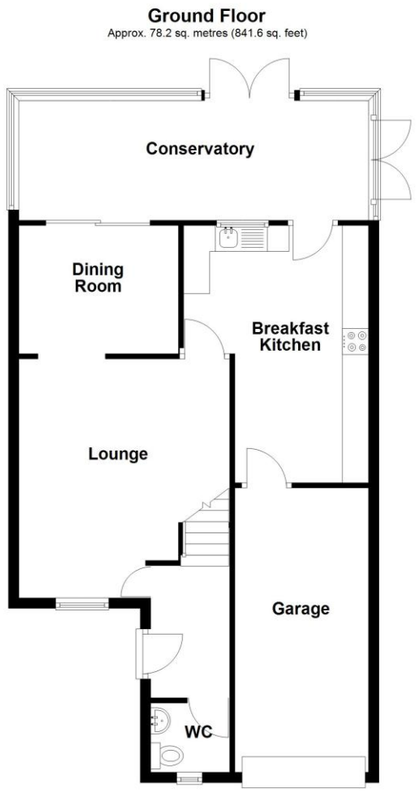
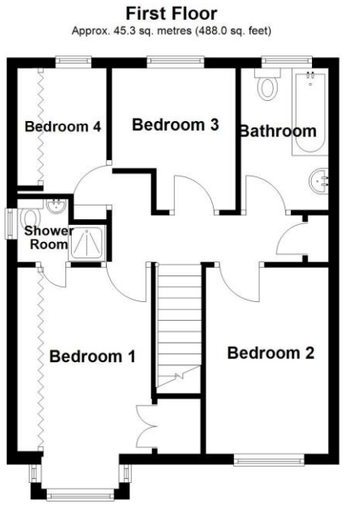



Total area: approx. 123.5 sq. metres (1329.6 sq. feet)







# 27 Harvest Way, Sleaford, Lincolnshire, NG34 7WE

## £279,950 Freehold

Positioned towards the end of a quiet cul-de-sac off London Road, is this well-presented modern family home. Offering generous accommodation and a large yet low-maintenance garden, the property is ideally suited to family living.

Benefiting from gas-fired central heating and uPVC double glazing, it is a home that is both practical and comfortable, and viewing is strongly recommended to fully appreciate everything it provides, both internally and externally.

Four Bedroom Family Home | Modern Breakfast Kitchen | Conservatory Overlooking Garden | Integral Garage | Popular Location | Cul-De-Sac Position | Gas Central Heating & uPVC Double Glazing | South/West Facing Garden | Raised Patio Area

















## DESCRIPTION

The ground floor accommodation briefly comprises: entrance hallway, cloakroom/WC, a spacious lounge with bay window, separate dining room, a bright conservatory overlooking the garden, and a well-proportioned breakfast kitchen. Upstairs, there are four bedrooms, including a main bedroom with en-suite shower room, as well as a further family bathroom.

Externally, to the front of the property is a small garden with a block-paved driveway providing off-street parking and leading to the integral garage, which also benefits from a personal access door directly into the house.

The rear garden, enjoys a south/westerly aspect, and has been designed for ease of maintenance, it has been laid with artificial lawn and complemented by a raised patio, providing a superb outdoor seating and entertaining area.

## ACCOMMODATION

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge** - 15'1" x 13'6" (4.6m x 4.11m)

**Breakfast Kitchen** - 16'3" x 11'8" (4.95m x 3.56m)

**Dining Room** - 10'1" x 8'1" (3.07m x 2.46m)

**Conservatory** - 19'6" x 7'6" (5.94m x 2.29m)

**Bedroom One** - 12' x 9' (3.66m x 2.74m)

**En-Suite Shower Room**

**Bedroom Two** - 11'9" x 8'6" (3.58m x 2.6m)

**Bedroom Three** - 9' x 8'2" (2.74m x 2.5m)

**Bedroom Four** - 9'6" x 5'4" (2.9m x 1.63m)

**Family Bathroom** - 8'11" x 6'4" (2.72m x 1.93m)

**Garage** - 17'11" x 8'5" (5.46m x 2.57m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

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.