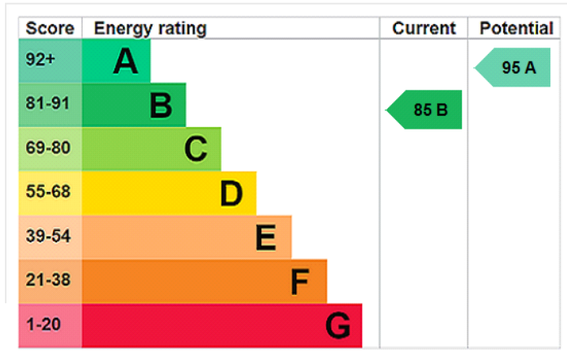
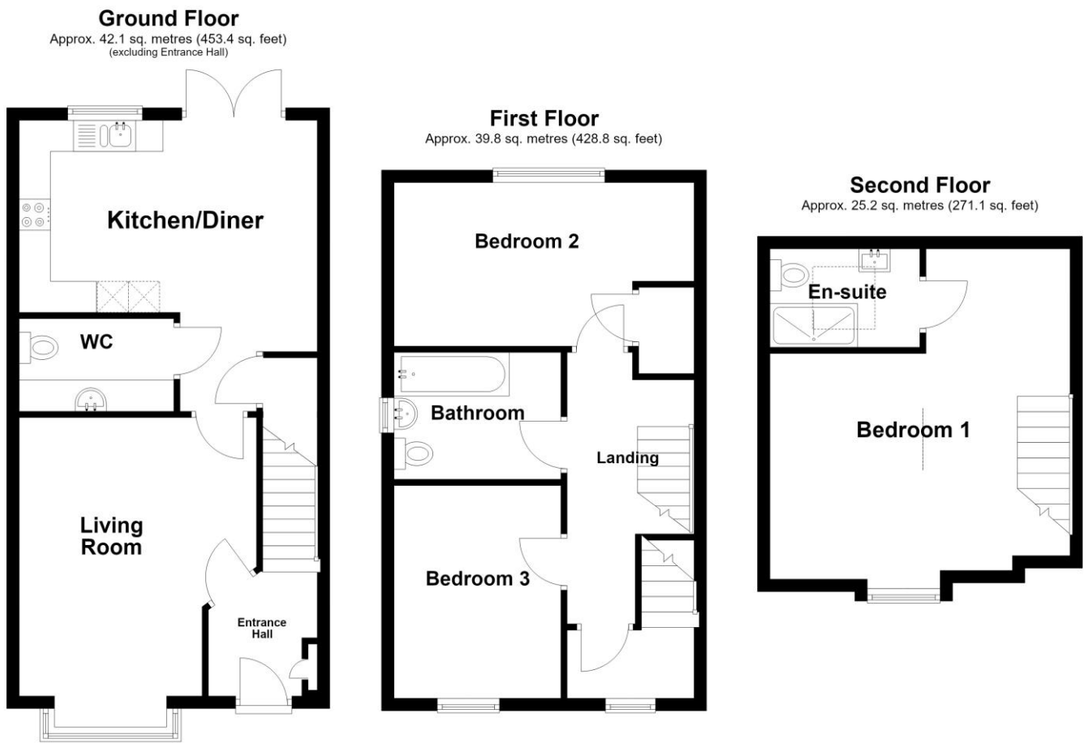
Nassington Way, Sleaford, Lincolnshire

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.





Total area: approx. 107.2 sq. metres (1153.4 sq. feet)







18 Nassington Way, Sleaford, Lincolnshire, NG34 6AG

£225,000 Freehold

A beautifully presented three bedroom, three storey semi-detached home offering approximately 1000 sq ft of accommodation, situated on a popular development in Sleaford. The property has been tastefully decorated throughout and benefits from a modern kitchen/diner, spacious living room, impressive top floor master bedroom with en-suite and a landscaped rear garden with extensive decking.

The ground floor accommodation begins with an entrance hall leading into a well-proportioned living room, featuring a bay window, attractive wood-effect flooring and a contemporary media wall with fitted cabinetry and decorative panelling. To the

Three Bedroom Semi-Detached Home | Accommodation Across Three Floors | Approx 1000 Sq Ft | Well Presented Throughout | Contemporary Kitchen/Diner | French Doors To Rear Garden | Ground Floor WC | Three Good Sized Bedrooms | Entire Top Floor Master Suite | Master En-Suite Shower Room | Modern Family Bathroom | Landscaped







DESCRIPTION

The ground floor accommodation begins with an entrance hall leading into a well-proportioned living room, featuring a bay window, attractive wood-effect flooring and a contemporary media wall with fitted cabinetry and decorative panelling. To the rear is a modern kitchen/diner, fitted with stylish grey gloss units, contrasting worktops, integrated oven and gas hob, and space for further appliances. There is ample room for a dining table, while French doors open directly onto the rear garden. A downstairs WC completes the ground floor.

On the first floor are two bedrooms, both well presented and offering flexible accommodation for families, guests or those working from home. The current owners have utilised one of the rooms as a home office. A modern family bathroom serves this floor, fitted with a three-piece suite including a bath, wash basin and WC.

Occupying the entire second floor is the generous master bedroom, providing a lovely private space with room for wardrobes and additional furniture. The bedroom also benefits from its own en-suite shower room, complete with a shower enclosure, wash basin and WC.

Outside, the rear garden has been thoughtfully landscaped to create a practical and attractive outdoor space. Extensive timber decking provides several seating areas, complemented by a lawn, raised planting beds, a timber shed and a covered seating area. The garden is fully enclosed by timber fencing and also benefits from gated side access.









To the front, the property enjoys an attractive brick-built exterior with a small enclosed frontage, while a driveway to the side provides off-road parking.

ACCOMMODATION

Entrance Hall

Kitchen/Diner - 12'4" x 14'8" (3.76m x 4.47m)

Lounge - 14'11" x 11'7" (4.55m x 3.53m)

Downstairs W/C - 4'11" x 3'2" (1.5m x 0.97m)

Bedroom One - 16'11" x 14'5" (5.16m x 4.4m)

Ensuite - 5'5" x 7'10" (1.65m x 2.4m)

Bedroom Two - 14'9" x 8'9" (4.5m x 2.67m)

Bedroom Three - 8'1" x 10'1" (2.46m x 3.07m)

Bathroom - 8'1" x 6'8" (2.46m x 2.03m)

LOCAL AUTHORITY

North Kesteven, District Council

TENURE

Freehold

COUNCIL TAX BAND

C