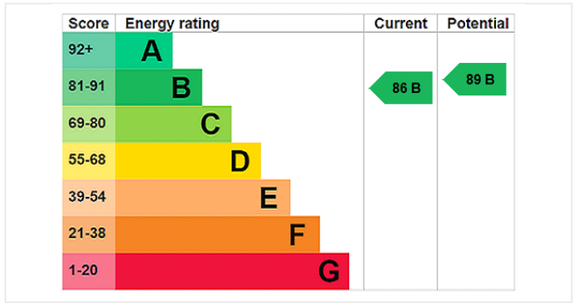
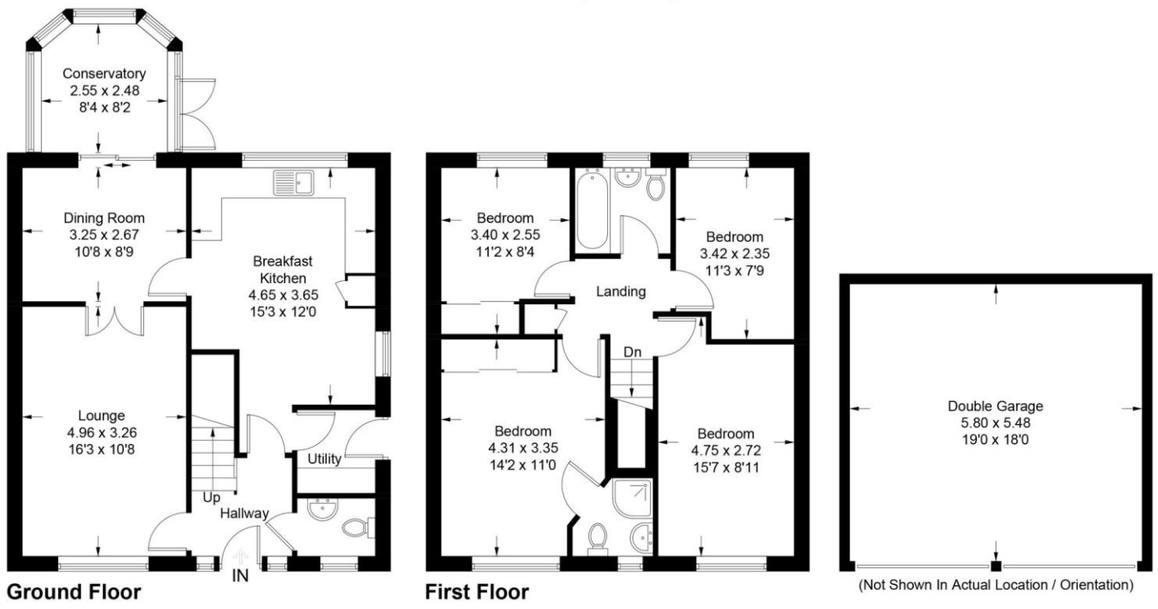


59 Abbey Road

Approximate Gross Internal Area
Ground Floor = 61.0 sq m / 657 sq ft
First Floor = 53.9 sq m / 580 sq ft
Garage = 31.9 sq m / 343 sq ft
Total = 146.8 sq m / 1580 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.







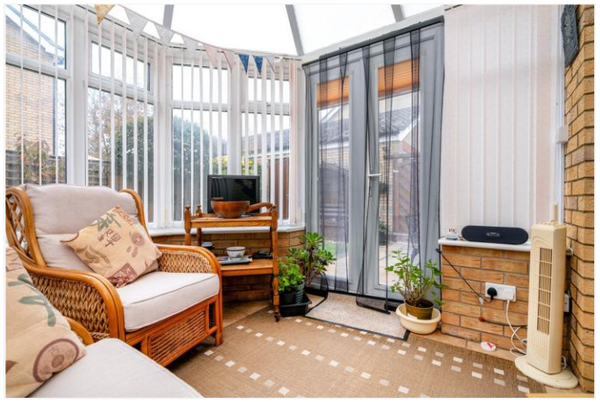
59 Abbey Road, Sleaford, Lincolnshire, NG34 7XB

£340,000 Freehold

Situated on Abbey Road, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, extending to approximately 1,200 sq. ft. excluding the garage. The property benefits from three reception areas, a generous breakfast kitchen, an en-suite to the principal bedroom, solar panels, an attractive enclosed rear garden and a substantial detached double garage, with gated driveway parking.

Four Bedroom Detached Family Home | Spacious Lounge | Generous Breakfast Kitchen | En-Suite | Four Well-Proportioned Bedrooms | Gated Block-Paved Driveway | Detached Double Garage | Attractive Enclosed Rear Garden







The accommodation begins with an entrance hallway providing access to the main living areas and a convenient ground floor WC. The spacious lounge is positioned at the front of the property and offers a comfortable living space, with a large window allowing plenty of natural light. Double doors lead through to the separate dining room, which provides ample space for a family dining table and enjoys direct access to the conservatory. Overlooking the rear garden, the conservatory offers an additional seating area with French doors opening onto the patio.

The breakfast kitchen is another particularly generous room, fitted with an extensive range of wood-effect wall and base units, ample worktop space and a selection of integrated appliances, including a double oven and hob. There is plenty of room for a breakfast table, making it a practical space for everyday family use. A separate utility area provides additional convenience.

To the first floor, the landing leads to four well-proportioned bedrooms, offering flexibility for families, guests or those requiring a home office. The principal bedroom is a spacious double with the benefit of its own en-suite shower room, fitted with a corner shower enclosure, wash hand basin and









WC. The remaining bedrooms are served by a family bathroom comprising a bath, wash hand basin and WC.

Externally, the property enjoys an attractive frontage with a landscaped, low-maintenance garden featuring established shrubs, decorative gravel and planted borders, enclosed by wrought iron railings. To the side, a block-paved driveway is accessed through double wrought iron gates, providing secure off-road parking and leading to the substantial detached double garage, which measures approximately 19'0" x 18'0" and benefits from two individual garage doors.

The enclosed rear garden has been thoughtfully maintained and offers a pleasant combination of lawn, established planting and paved seating areas. A patio adjoining the house provides space for outdoor furniture, while mature shrubs, trees and decorative borders create an attractive setting. The garden also benefits from a timber seating area and gated access towards the driveway and garage.

Further features include solar panels to the roof and an externally positioned air source heat pump, adding to the property's appeal.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 16'3" x 10'8" (4.95m x 3.25m)

Breakfast Kitchen - 15'3" x 12' (4.65m x 3.66m)

Dining Room - 10'8" x 8'9" (3.25m x 2.67m)

Conservatory - 8'4" x 8'2" (2.54m x 2.5m)

Utility Room

Bedroom One - 14'2" x 11' (4.32m x 3.35m)

Bedroom Two - 15'7" x 8'11" (4.75m x 2.72m)

Bedroom Three - 11'3" x 7'9" (3.43m x 2.36m)

Bedroom Four - 11'2" x 8'4" (3.4m x 2.54m)

Double Garage - 19' x 18' (5.8m x 5.49m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D