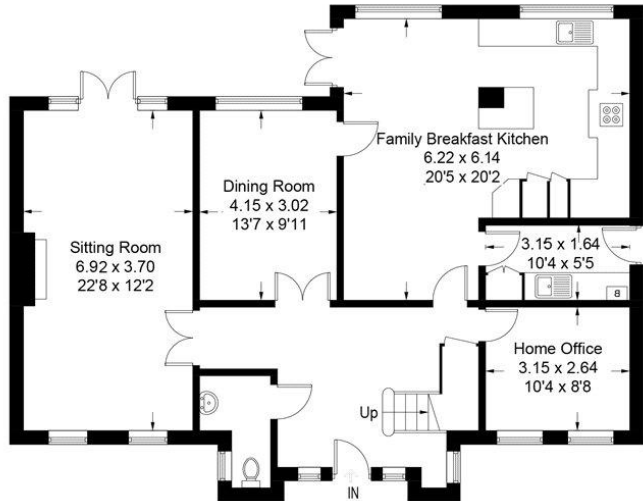
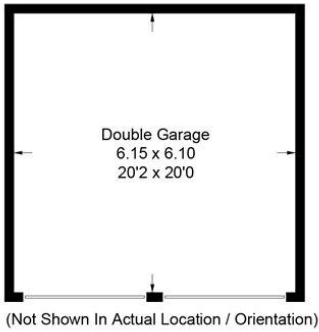


*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

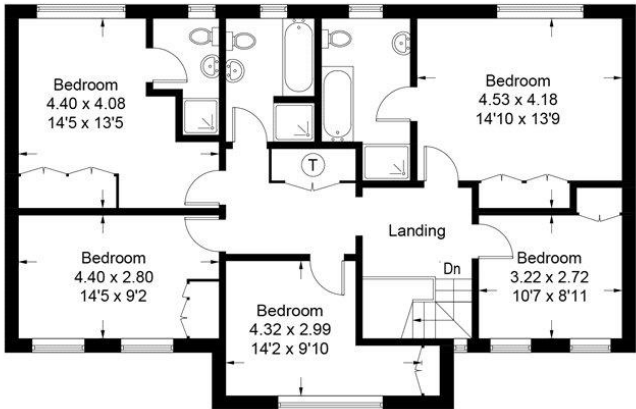
EPC TO FOLLOW

**44 Kinross Road**

Approximate Gross Internal Area  
Ground Floor = 110.3 sq m / 1187 sq ft  
First Floor = 98.6 sq m / 1061 sq ft  
Double Garage = 37.5 sq m / 404 sq ft  
Total = 246.4 sq m / 2652 sq ft



Ground Floor



First Floor

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.



**44 Kinross Road, Sleaford, Lincolnshire, NG34 8GF**

**£460,000 Freehold**

An impressive and exceptionally spacious five bedroom detached family home, offering approximately 2,652 sq ft of accommodation including the double garage. Beautifully maintained throughout, the property offers generous and versatile living space, making it an ideal choice for growing families.

Substantial Five Bedroom Detached Home | Approx. 2600 Sq Ft Including Garage | Five Well-Proportioned Bedrooms | Two En-Suite Bedrooms | Spacious Sitting Room | Family Breakfast Kitchen | Separate Dining Room | Dedicated Home Office | Downstairs WC | Family Bathroom With Separate Shower | Spacious Entrance Hall | Beautifully Presented Throughout | Generous & Established Rear Garden | Private Patio Seating Area | Extensive Off-Road Parking | Detached Double Garage



With its substantial accommodation, beautifully maintained gardens, extensive parking and excellent overall presentation, this is a fantastic family home that must be viewed to be fully appreciated.

### ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Sitting Room - 22'8" x 12'2" (6.9m x 3.7m)

Family Breakfast Kitchen - 20'5" x 20'2" (6.22m x 6.15m)

Dining Room - 13'7" x 9'11" (4.14m x 3.02m)

Utility Room - 10'4" x 5'5" (3.15m x 1.65m)

Home Office - 10'4" x 8'8" (3.15m x 2.64m)

Bedroom One - 14'10" x 13'9" (4.52m x 4.2m)

En-Suite Shower Room

Bedroom Two - 14'5" x 13'5" (4.4m x 4.1m)

En-Suite Shower Room

Bedroom Three - 14'5" x 9'2" (4.4m x 2.8m)

Bedroom Four - 14'2" x 9'10" (4.32m x 3m)

Bedroom Five - 10'7" x 8'11" (3.23m x 2.72m)

Family Bathroom

Double Garage - 20'2" x 20' (6.15m x 6.1m)

The ground floor is accessed via a welcoming and spacious entrance hall, leading to a superb sitting room with feature fireplace and French doors opening onto the rear garden. A separate dining room provides an excellent space for entertaining, whilst the impressive family breakfast kitchen forms the heart of the home. Fitted with an extensive range of units, integrated appliances and generous worktop space, the kitchen also incorporates a comfortable family seating area, creating a fantastic space for everyday living. Completing the ground floor is a useful utility room, dedicated home office and downstairs WC.



### LOCAL AUTHORITY

North Kesteven District Council

### TENURE

Freehold

### COUNCIL TAX BAND

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Upstairs, the spacious landing provides access to five well-proportioned bedrooms, including four generous doubles. The principal bedroom benefits from fitted wardrobes and its own en-suite bathroom, whilst a second bedroom also enjoys en-suite facilities. The remaining bedrooms are served by a family bathroom, with both a separate bath and shower enclosure.



The property is presented in excellent condition throughout, with neutral décor, well-maintained fixtures and fittings and an abundance of natural light. The flexible layout, particularly the separate home office and multiple reception areas, makes this a particularly practical home for modern family life.

Outside, the property enjoys an attractive red brick frontage, with a generous driveway extending along the side of the house and providing ample off-road parking, leading to a detached double garage. The established rear garden is a particularly appealing feature, offering a good-sized lawn, mature trees, shrubs and planted borders, providing a pleasant degree of privacy. A paved patio runs along the rear of the property, creating an ideal space for outdoor seating and entertaining.