

## Sandygate Court, Horbling, Sleaford

*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.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 3 Sandygate Court, Horbling, Sleaford, NG34 0FB

£550,000 Freehold

Situated in a private cul de sac development of executive properties, is this impressive Four Bedroom detached family home extending to just under 2500 sqft of internal accommodation. The property is situated at the bottom of the development, boasting a corner plot and views over adjacent farmland. The accommodation comprises of Entrance Hall, Downstairs W/C, Study, a fantastic sized Lounge being dual aspect, a stunning Open Plan Kitchen/Dining/Living Area with bi-folding doors onto the garden, Utility Room with door into the Integral Double Garage. Upstairs, there are Four extremely well proportioned Double Bedrooms, all with En-Suite facilities. Outside, to the front is a large gravel driveway providing ample off street parking leading to the integral double garage, both with electric roller doors. There is a side gate and EV charger. The rear garden is of particular note, being principally laid to lawn with a large extended paved patio area, hedging to all aspects and stunning views.

Executive Detached Family Home | Spacious Accommodation | Cul De Sac Position | Four Double Bedrooms, all with Ensuite's | Impressive Open Plan Family Dining Kitchen | Integral Double Garage & Driveway | Generous Size Rear Garden Overlooking Farmland | Ample Parking | Viewing Essential

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## ACCOMMODATION

Entrance Hall

Downstairs W/C - 4'11" x 4'9" (1.5m x 1.45m)

Lounge - 23'10" x 14'4" (7.26m x 4.37m)

Study - 9'4" x 8'4" (2.84m x 2.54m)

Utility Room - 11'9" x 6'4" (3.58m x 1.93m)

Open Plan Kitchen/Dining Living Area - 34'9" x 15'6" (10.6m x 4.72m)

Bedroom One - 18'6" x 11'3" (5.64m x 3.43m)

En-Suite - 11'5" x 10'3" (3.48m x 3.12m)

Bedroom Two - 13'2" x 11'1" (4.01m x 3.38m)

En-Suite - 11'3" x 10' (3.43m x 3.05m)

Bedroom Three - 17'5" x 14'4" (5.3m x 4.37m)

En-Suite - 6'11" x 6'1" (2.1m x 1.85m)

Bedroom Four - 14'11" x 8'1" (4.55m x 2.46m)

Ensuite - 7'2" x 6'1" (2.18m x 1.85m)

Double Garage - 18'6" x 18'3" (5.64m x 5.56m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

F

