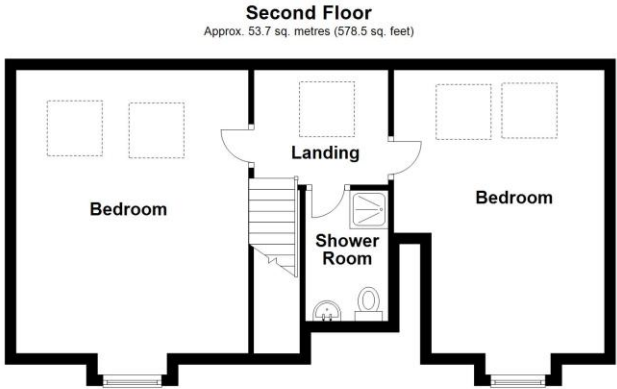
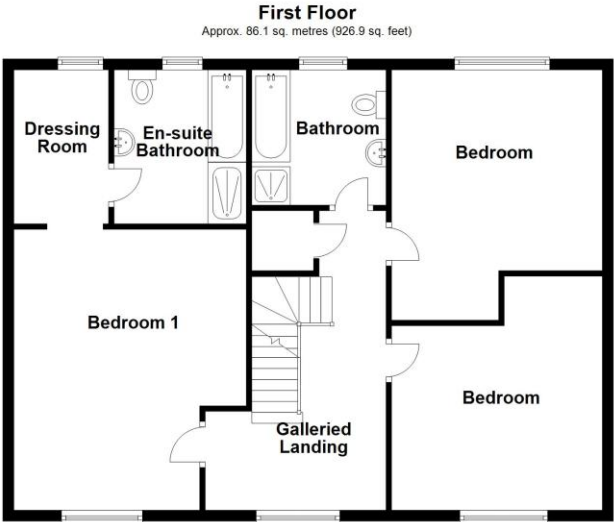
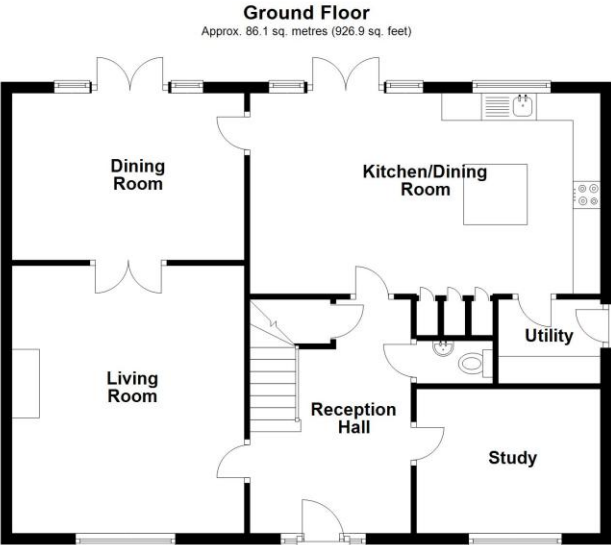




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 226.0 sq. metres (2432.4 sq. feet)



3 Balmoral Drive, Sleaford, Lincolnshire, NG34 8GA

Offers Over £475,000 Freehold

This beautifully presented five-bedroom detached home, built by David Wilson Homes, is set on the highly regarded first phase of the Greylees development. Offering around 2,587 sq. ft. of well-planned living space across three floors, the property has been thoughtfully improved by the current owners. It combines generous proportions with a practical layout, ideal for modern family life, and benefits from gas central heating, UPVC double glazing and quality Karndean flooring.

Five Double Bedrooms | Three Modern Bathrooms | Spacious Open-Plan Kitchen | Separate Dining And Living Room | Home Office/Study Room | Utility Room | Detached Double Garage | Landscaped Rear Garden | Driveway With Ample Parking | EV Charger Installed



DESCRIPTION

The ground floor includes a welcoming reception hall with cloakroom, a comfortable living room with a wood burner, and a formal dining room with French doors opening to the rear garden. There is also a separate study, perfect for those working from home. The impressive kitchen and dining area forms the heart of the house, fitted with a central island, built-in appliances and further French doors leading outside. A separate utility room provides additional storage and access to the garden.

Upstairs, the first floor has a bright galleried landing leading to the main bedroom suite, which includes a dressing room and an en-suite bathroom with both bath and separate shower. There are two further double bedrooms on this level, each with built-in wardrobes, along with a well-fitted family bathroom. The design offers an excellent balance between shared and private spaces.

The second floor provides two further double bedrooms and a shower room, making it ideal for older children, guests or even a home office setup. The layout is versatile and could easily adapt to changing family needs over time.

Outside, the property has a smartly kept front garden and a driveway offering plenty of parking, leading to a detached double garage with an electric sectional door. The enclosed rear garden is beautifully landscaped, with a patio, lawn and raised beds filled with mature shrubs, creating a lovely space for outdoor entertaining.



An EV charger is also installed to the side of the property, adding extra practicality. There is a patio in the garden which can easily be removed.

ACCOMMODATION

Entrance Hall

Lounge - 16'10" x 13'10" (5.13m x 4.22m)

Dining / Family Room - 13'11" x 9'10" (4.24m x 3m)

Kitchen / Dining Room - 20'11" x 12'2" (6.38m x 3.7m)

WC

Utility Room - 6'1" x 5'6" (1.85m x 1.68m)

Study - 11'4" x 8'4" (3.45m x 2.54m)

Bedroom 1 - 16'9" x 13'10" (5.1m x 4.22m)

Dressing Room - 9'9" x 6'7" (2.97m x 2m)

En-Suite - 9'9" x 7'10" (2.97m x 2.4m)

Bedroom 2 - 4'8" x 11'11" (1.42m x 3.63m)

Bedroom 3 - 14'3" x 11'9" (4.34m x 3.58m)

Bathroom - 8'9" x 8'4" (2.67m x 2.54m)

Bedroom 4 - 17'9" x 14'3" (5.4m x 4.34m)

Shower Room - 9'2" x 5'8" (2.8m x 1.73m)

Bedroom 5 - 17'8" x 10'7" (5.38m x 3.23m)

Double Garage - 19'5" x 19'2" (5.92m x 5.84m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F