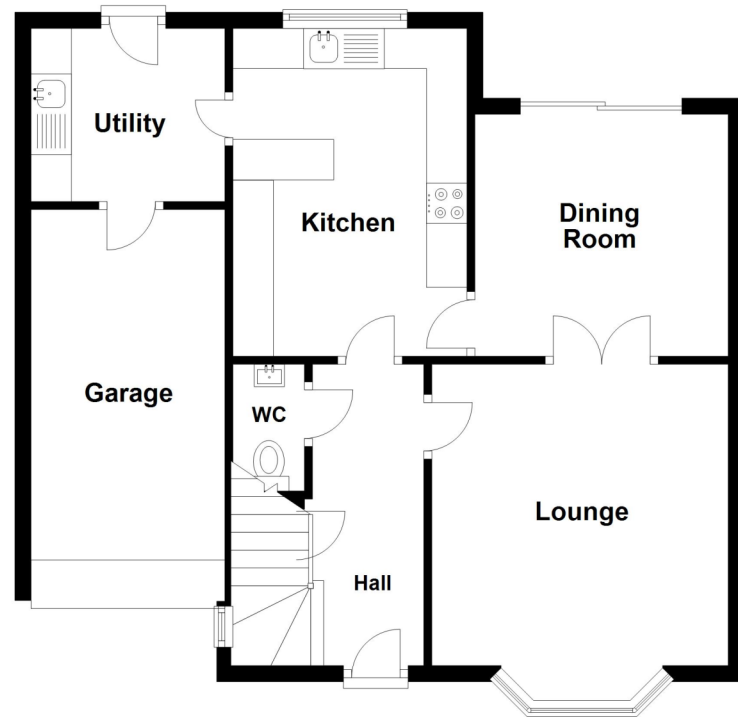


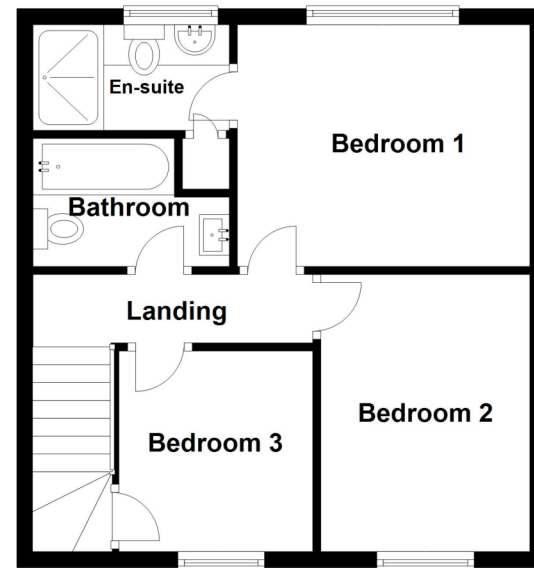
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 62.4 sq. metres (671.8 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 102.5 sq. metres (1103.7 sq. feet)



32 Bristol Way, Sleaford, Lincolnshire, NG34 7AE

£240,000 Freehold

Situated in the bottom of a private cul-de-sac position is this extremely well presented Three Bedroom Detached Family Home. The property boasts parking for two cars, a Garage and a lovely rear garden. The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Dining Room, Kitchen, Three Well Proportioned Bedrooms, En-Suite Shower Room, Family Bathroom & Garage. The property benefits from a stunning newly fitted En-Suite Shower Room and a modern scheme of decor throughout. A viewing is highly recommended to appreciate what the property has to offer.

Modern Detached Family Home | Modern Fitted En-Suite Shower Room | Three Great Sized Bedrooms | Gas Central Heating & UPVC D/G | Driveway for Two Vehicles | Enclosed Rear Garden | Popular Location | Garage



ACCOMMODATION

Entrance Hall - With entrance door to front aspect.

Downstairs W/C - With low level w/c, hand wash basin and radiator.

Lounge - 12'3" x 12' (3.73m x 3.66m) With UPVC bay window to front aspect, radiator, power points, telephone point, TV point and coving to ceiling.

Dining Room - 10'4" x 8'8" (3.15m x 2.64m) Having sliding doors to rear aspect, radiator, power points and coving to ceiling.



Kitchen - 9'3" x 8'6" (2.82m x 2.6m) Benefitting from a range of base and eye level units with worktop over, integrated electric oven and grill, four ring gas hob with extractor hood over, space and plumbing for dishwasher, space for fridge, partially tiled walls, composite sink and drainer, power points and UPVC window to rear aspect.

Utility Room - 8'9" x 5'1" (2.67m x 1.55m) With work surface and space and plumbing for washing machine and tumble dryer, power points, radiator and door to rear elevation.

Bedroom One - 11'11" x 10'1" (3.63m x 3.07m) With UPVC window to rear aspect, radiator and power points.



En-Suite Shower Room - This newly fitted modern En-Suite comprises of a low level w/c, hand wash basin, double shower cubicle with mains fed shower over, partially tiled walls, heated towel rail and UPVC window to the rear aspect.

Bedroom Two - 11'3" x 8'5" (3.43m x 2.57m) Having UPVC window to front aspect, power points and radiator.

Bedroom Three - 8' x 7'8" (2.44m x 2.34m) With UPVC window to front aspect, power points and radiator.



Family Bathroom - Benefitting from a three piece suite comprising of panel bath with mixer taps, low level w/c, hand wash basin and radiator.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C