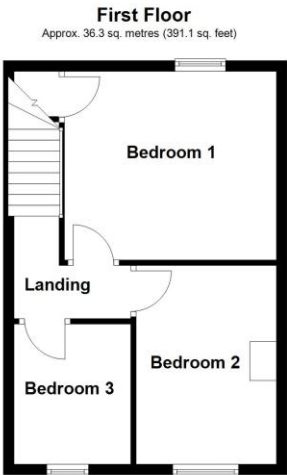
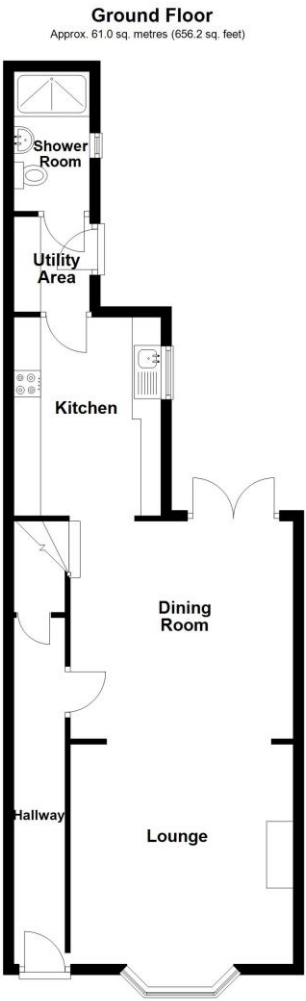


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 97.3 sq. metres (1047.3 sq. feet)



4 The Drove, Sleaford, Lincolnshire, NG34 7AP

£179,950 Freehold

This deceptively spacious three-bedroom detached home is ideally located within easy walking distance of Sleaford town centre and its wide range of amenities. The property is beautifully presented throughout, and offers generous living accommodation throughout, making it perfect for families.

Three-Bedroom Detached Home | Short Walk To Town Centre | Spacious Open-Plan Living | Bay Window And Wood Burner | Patio Doors To Garden | Modern Fitted Kitchen | Utility Room And Shower Room | Two Double Bedrooms | Gas Central Heating | Enclosed Rear Garden



Kitchen - 12'3" x 9' (3.73m x 2.74m)

Utility area

Shower Room - 8'7" x 4'8" (2.62m x 1.42m)

Bedroom One - 13' x 11'7" (3.96m x 3.53m)

Bedroom Two - 12'3" x 8'8" (3.73m x 2.64m)

Bedroom Three - 8'10" x 7'3" (2.7m x 2.2m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

DESCRIPTION

The ground floor features a welcoming entrance hall leading into the impressive open-plan lounge diner which is a real highlight. Boasting a charming bay window, feature wood-burning stove and patio doors that open directly onto the garden, creating a wonderful space for both relaxing and entertaining. The kitchen offers a range of modern units with integrated appliances and leads through to a utility room and modern shower room.

Upstairs, the property continues to impress with two generous double bedrooms and a further spacious single bedroom, all well-proportioned and flooded with natural light.

Externally, the home benefits from an enclosed rear garden laid tro low, patio and decking areas, ideal for summer gatherings. A summerhouse with power provides a versatile space for home working or hobbies, alongside a useful shed for storage. To the front, there is a walled boundary and gated side access leading to the rear garden.

ACCOMMODATION

Entrance Hall

Dining Room/ Lounge - 26'11" x 13' (8.2m x 3.96m)

