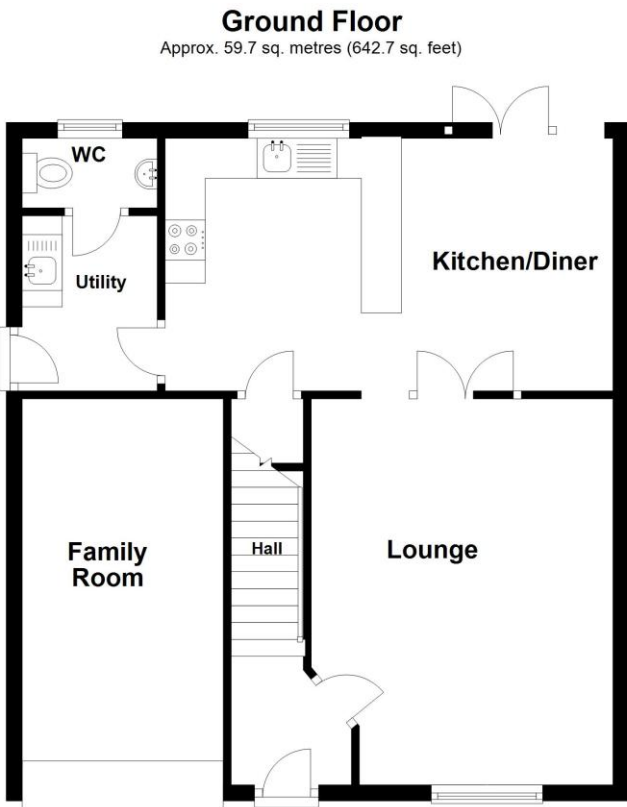


Brocklebank Way, Holdingham, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 116.0 sq. metres (1248.4 sq. feet)



5 Brocklebank Way, Holdingham, Sleaford, Lincolnshire, NG34

£260,000 Freehold

We are pleased to offer for sale this beautifully presented and generously proportioned detached family home, ideally positioned within this sought-after modern development on the north side of town, offering excellent access to both the A15 and A17.

The accommodation extends to approximately 1100 sq.ft and comprises: Entrance hallway, lounge, spacious dining kitchen with peninsular and French doors opening onto the garden, pantry, utility room and W/C. The former garage has been thoughtfully converted to create a versatile family room.

Popular Residential Estate | Close To Amenities | Easy Access To A17 And A15 | Spacious Accommodation | Master Bedroom With En-Suite | Gas Central Heating | UPVC Double Glazing | West-Facing Garden | Fully Enclosed Rear Garden | Off-Road Parking For Two Vehicles



LOCATION

Upstairs, the landing serves four well-proportioned bedrooms, three of which are doubles. The main bedroom includes an en-suite shower room, complemented by a stylish family bathroom.

Externally, the property features a driveway providing off-road parking. A gated side path leads to the rear garden, which is principally laid to lawn with a paved patio area, outside light and outside tap.

The property benefits from UPVC double glazing, gas-fired central heating.

Entrance Hall

Lounge - 15'6" x 11' (4.72m x 3.35m)

Kitchen/ Dining Room - 18'4" x10'4" (5.6m x3.15m)

Utility Room - 7'10" x 5'3" (2.4m x 1.6m)



WC

Family Room - 15'7" x 9'3" (4.75m x 2.82m)

Bedroom 1 - 14'5" x 13'1" (4.4m x 4m)

En-suite

Bedroom 2 -

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D