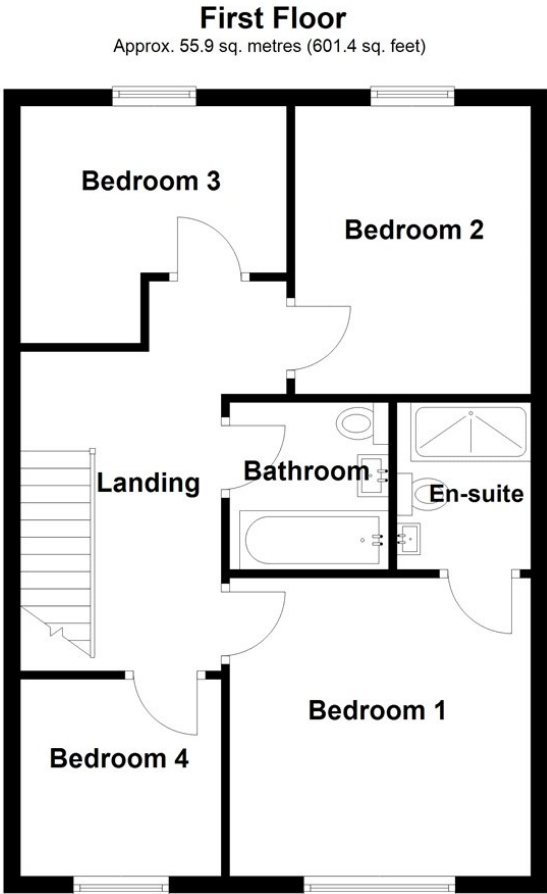
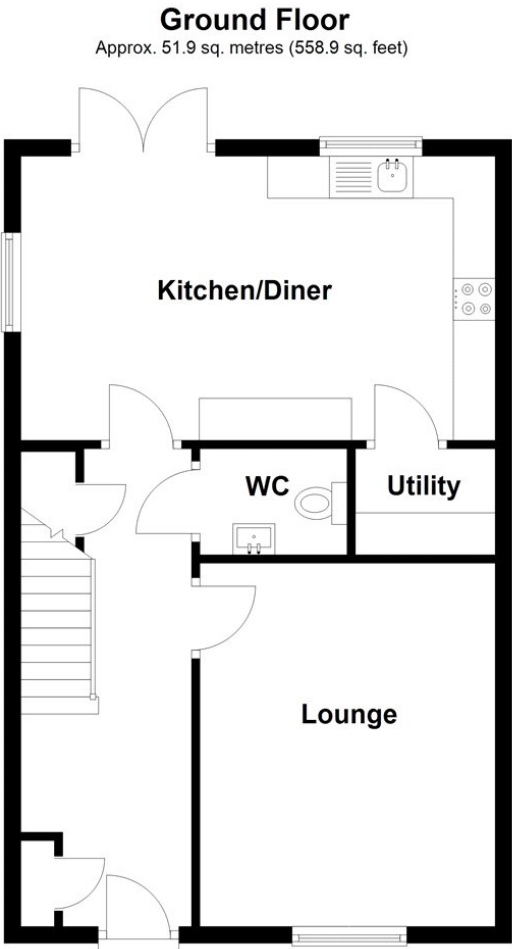


Lancaster Street, Sleaford, Lincolnshire

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		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 107.8 sq. metres (1160.3 sq. feet)



32 Lancaster Street, Sleaford, Lincolnshire, NG34

£300,000 Freehold

This beautifully presented four-bedroom detached home sits on a modern and popular development on the south side of Sleaford, offering a stylish and practical layout ideal for family living.

A welcoming entrance hall leads to the generous lounge at the front of the house. The heart of the home is the impressive open-plan kitchen and dining area, finished to a high specification, with upgraded appliances, tiled flooring and additional cupboard space and worktop which the owners have had fitted since moving in. Twin windows and French doors flood the room with light and open directly onto the garden, making it a great space for entertaining. There is also a separate utility room providing extra storage, as well as a Downstairs Cloakroom.

Stylish Four-Bedroom Detached Home | Sought-After Modern Development | Popular South Side of Sleaford | Open-Plan Kitchen/Diner | Upgraded Kitchen With Extra Storage | French Doors To Garden | Utility Room And Downstairs WC | Master Bedroom With En-Suite | Enclosed Garden With Patio | Ample Parking | Detached Single Garage | Solar Panels, EV Charger & Hive System





Utility Room - 5'6" x 4'2" (1.68m x 1.27m)

Lounge - 14'2" x 11'8" (4.32m x 3.56m)

Bedroom 1 - 11'8" x 10'7" (3.56m x 3.23m)

En-suite - 6'6" x 4'8" (1.98m x 1.42m)

Bedroom 2 - 11'5" x 9'3" (3.48m x 2.82m)

Bedroom 3 - 11'4" x 9'3" (3.45m x 2.82m)

Bedroom 4 - 7'8" x 7'3" (2.34m x 2.2m)

Bathroom - 6'7" x 6'5" (2m x 1.96m)

DESCRIPTION

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from its own modern en-suite, with two further doubles and the fourth bedroom works perfectly as home office with a telephone point providing high internet speeds. Throughout the home, the flooring has been upgraded to a higher standard than the original specification from new.

Outside, the property enjoys an enclosed rear garden with a patio ideal for outdoor dining. The driveway to the side provides ample parking and leads to a detached single garage. The owners have also invested in a number of valuable extras including solar panels, an EV charger and a Hive smart system, offering excellent energy efficiency.

Altogether, this is a superb move-in-ready home that needs to be viewed!

ACCOMMODATION

Entrance Hall

Cloakroom - 5'9" x 4'2" (1.75m x 1.27m)

Kitchen Diner - 18'7" x 11'1" (5.66m x 3.38m)



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

