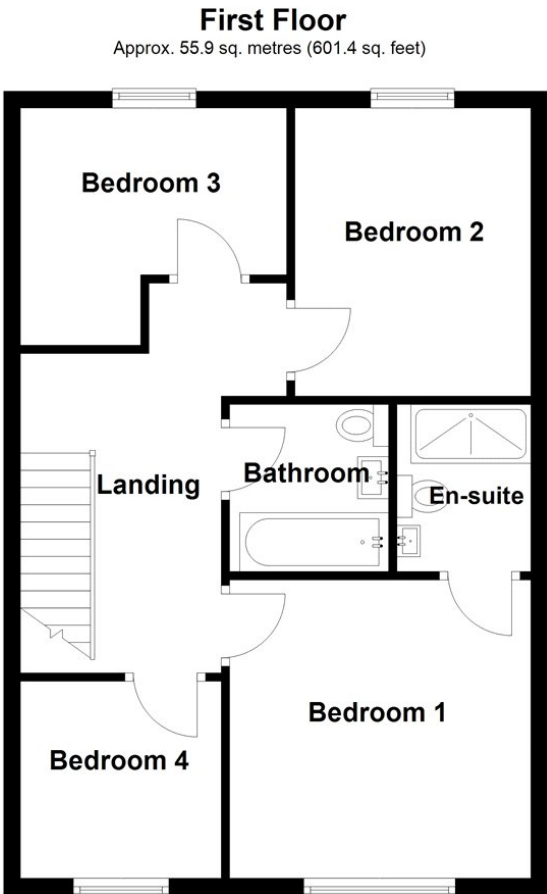
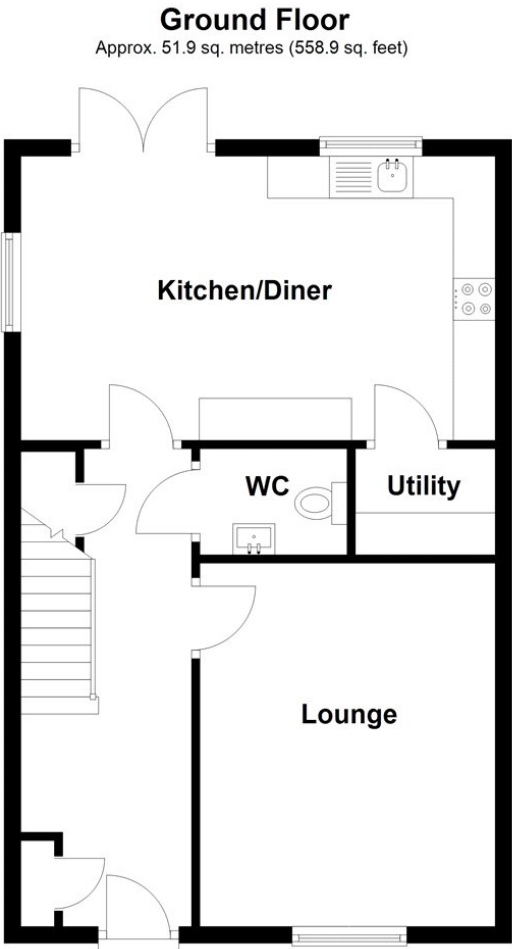


Lancaster Street, Sleaford, Lincolnshire

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, show-home standard, deceptively spacious four-bedroom detached home benefits from over £20,000 of upgrades, added by the current vendor when the home was constructed. Situated in a quiet north-eastern corner of the popular Handley Chase development, this property offers a stylish and practical layout ideal for family living, and is part of the second phase of Taylor Wimpey, meaning it has been built with economy and efficiency in mind, featuring triple-glazed windows as standard, solar panels owned outright by the vendor, and a waste-water heat recovery system fitted by Taylor Wimpey. These features form the high specification of the property.

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



Altogether, this show-home standard property is move-in-ready and 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)

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)

A light, airy and 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 very high specification, with integral appliances, upgraded hob, oven and extractor, tiled flooring, additional pullout larder unit, and extra floor cupboards with 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 south-west facing garden, making it a great space for entertaining. There is also a separate utility room, with an integral washer-dryer, providing extra storage, as well as a half-tiled Downstairs Cloakroom.



Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from its own half tiled modern en-suite, with towel rail and shave point, with two further doubles and the fourth bedroom works perfectly as home office with an ethernet point providing high internet speeds. The family bathroom benefit from being half-tiled, with a towel rail, an over bath shower and fitted screen. Throughout the home, the flooring has been upgraded to a higher standard than the original specification.



Outside, the property enjoys an enclosed south-west facing rear garden and patio, which is not overlooked, and is ideal for outdoor dining. The driveway to the side provides ample parking, an EV charging point and leads to a detached single garage.