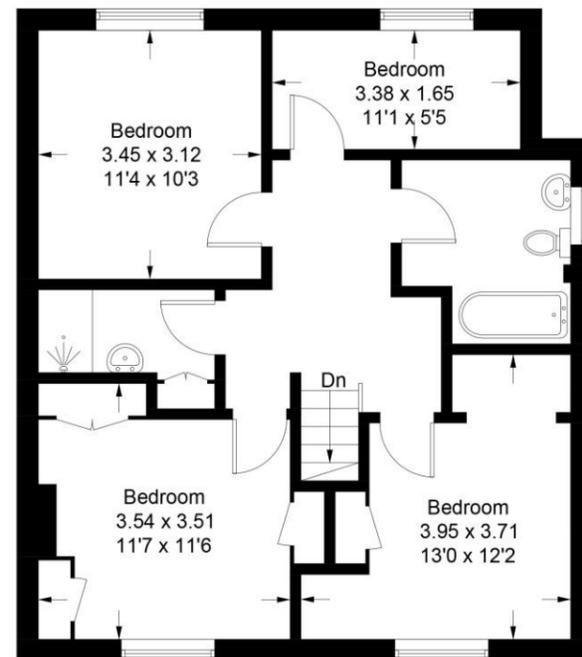
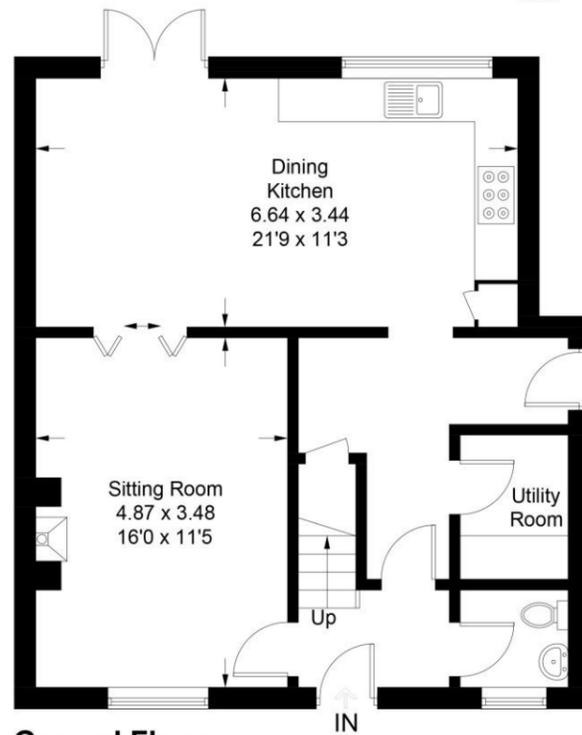


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

22 Fen Road

Approximate Gross Internal Area
 Ground Floor = 60.4 sq m / 650 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Total = 121.7 sq m / 1310 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



22 Fen Road, Little Hale, Sleaford, Lincolnshire, NG34 9BD

£289,950 Freehold

A beautifully presented and extended four-bedroom semi-detached home, enjoying a generous plot with stunning open countryside views to the rear.

Situated in a pleasant semi-rural position, this attractive red brick property offers spacious and versatile accommodation, ideal for family living, with the added benefit of a substantial rear garden backing directly onto open fields.

Extended Four Bedroom Semi-Detached Home | Large Rear Garden | Countryside Views | Spacious Open-Plan Kitchen Dining Room | Cosy Sitting Room With Log Burner | Utility Room | Ground Floor Cloakroom | Family Bathroom & Separate Shower Room | Ample Off-Road Parking | Semi-Rural Location



DESCRIPTION

The property has been thoughtfully extended to create a superb open-plan kitchen/dining room, forming the heart of the home. Fitted with a comprehensive range of units, ample work surfaces and space for a range cooker, this bright and sociable space comfortably accommodates a family dining table and benefits from French doors opening onto the rear garden.

A separate sitting room provides a cosy retreat, featuring a charming wood-burning stove set within an exposed brick fireplace, complemented by warm wooden flooring and a welcoming atmosphere.

The ground floor also benefits from a useful utility room and cloakroom, enhancing practicality for everyday family life.

To the first floor, the property offers four well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom and separate shower room, providing flexibility for busy households.

Externally, the property truly excels. The rear garden is of an impressive size, predominantly laid to lawn with a patio seating area, ideal for entertaining and enjoying the far-reaching rural views. The garden backs directly onto open countryside, offering a high degree of privacy and a wonderful sense of space. To the front, there is off-road parking and a neatly maintained garden, with side access leading to the rear.



ACCOMMODATION

Entrance Hall

Dining Kitchen - 21'9" x 11'3" (6.63m x 3.43m)

Sitting Room - 16' x 11'5" (4.88m x 3.48m)

Utility Room

WC

Bedroom One - 13' x 12'2" (3.96m x 3.7m)

Bedroom Two - 11'7" x 11'6" (3.53m x 3.5m)

Bedroom Three - 11'4" x 10'3" (3.45m x 3.12m)

Bedroom Four - 11'1" x 5'5" (3.38m x 1.65m)

Bathroom

Shower Room

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

