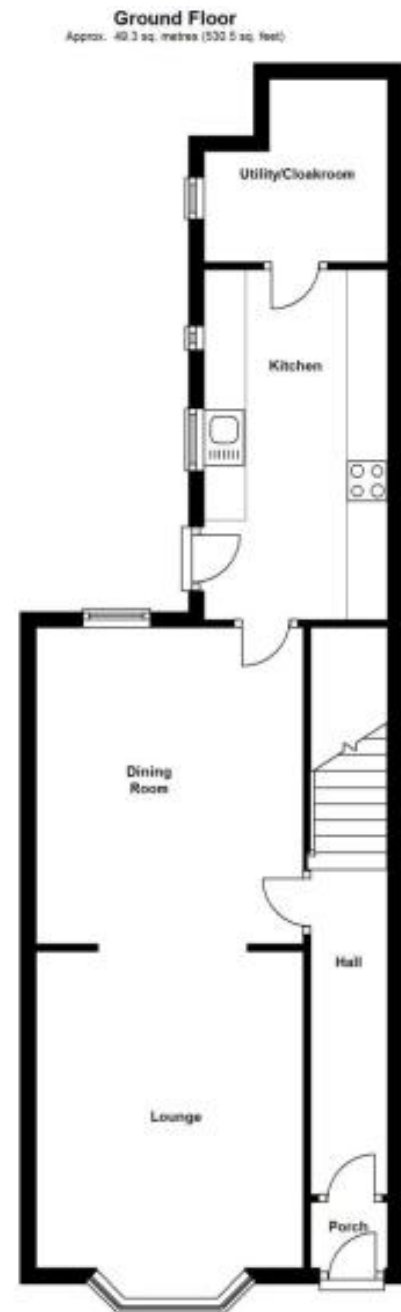


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



## 54 Grantham Road, Sleaford, Lincolnshire, NG34

£220,000 Freehold

Winkworth are delighted to offer for sale this Three Bedroom Victorian Terraced Home which is located just a short walk to the Town Centre in the prestigious 'Grantham Road' in Sleaford. To the ground floor, there is an Entrance Hall, Lounge, Dining Room, Kitchen and Downstairs Bathroom. To the first floor, there are Three great sized double Bedrooms and a Shower Room. Outside, to the front of the property, there is a block paved driveway offering off street parking for one to two vehicles. The rear garden is a great size and fenced to all aspects with a paved pathway leading to a detached annexe with power points and lighting which could make a perfect 'work from home' study.

No Chain | Three Bedrooms | Full of Character | Victorian Town House | Well Proportioned Accommodation | Off Street Parking | Close to Town Centre | Detached Annexe in Garden





**ACCOMMODATION**

**Entrance Hall**

**Dining Room - 13'11" x 11'1" (4.24m x 3.38m)**

**Lounge - 13'7" x 11'8" (4.14m x 3.56m)**

**Kitchen - 14'6" x 7'6" (4.42m x 2.29m)**

**Downstairs Bathroom**

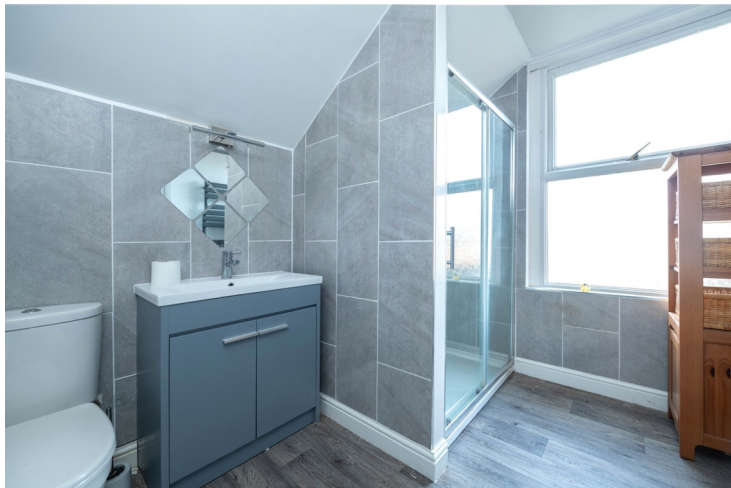


**Bedroom One - 13' x 12'2" (3.96m x 3.7m)**

**Bedroom Two - 13'2" x 10'6" (4.01m x 3.2m)**

**Bedroom Three - 9'6" x 7'2" (2.9m x 2.18m)**

**Shower Room**



**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

