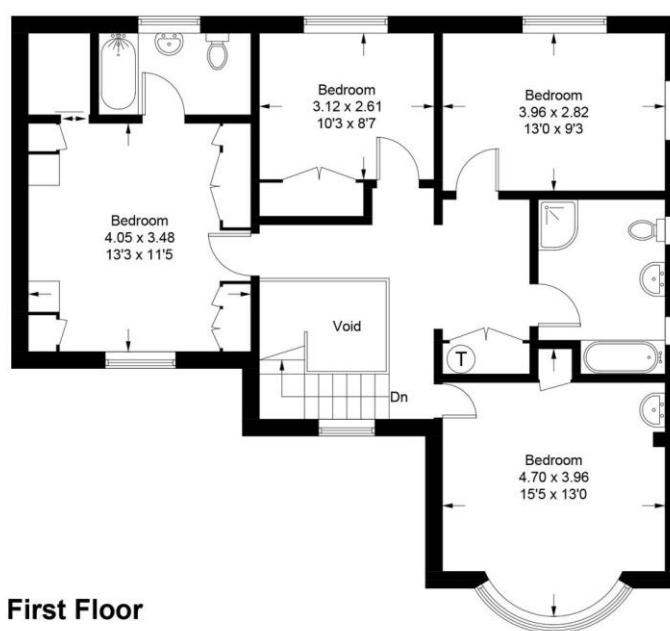
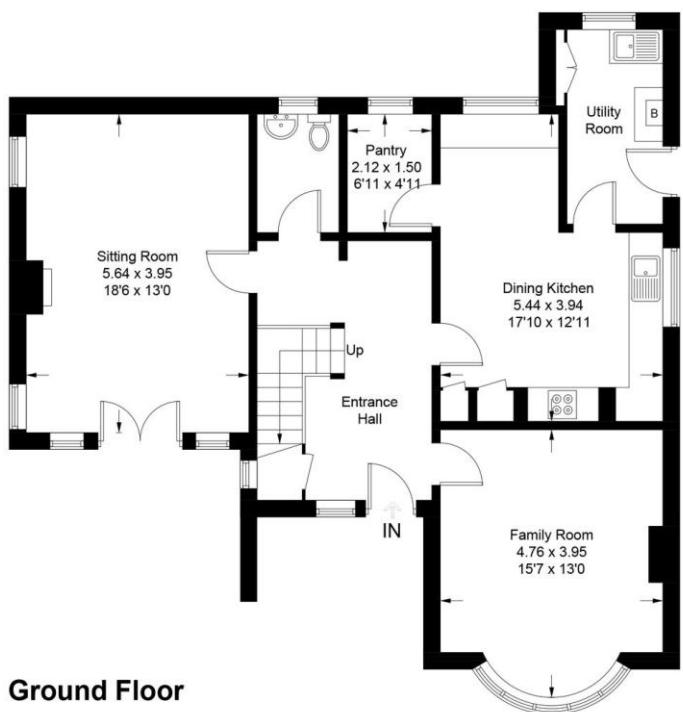


This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

208 Grantham Road

Approximate Gross Internal Area
 Ground Floor = 87.9 sq m / 946 sq ft
 First Floor (Excluding Void) = 80.9 sq m / 871 sq ft
 Total = 168.8 sq m / 1817 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.



208 Grantham Road, Sleaford, Lincolnshire, NG34 7NU

£499,950 Freehold

This substantial detached home sits on a generous plot and offers well-proportioned accommodation that will appeal to families or buyers looking for the opportunity to put their own stamp on a lovely home on a prestigious road in Sleaford.

Set back from the road, the property is approached via a wide driveway providing ample off-road parking and access to the attached garage. The front garden is mainly laid to lawn with mature hedging, giving the house a nice private feel.

Impressive Plot | Four Generous Bedrooms | Two Spacious Reception Rooms | Large Dining Kitchen | Separate Utility Room | Useful Pantry Storage | Two Bathrooms | Character Features | Bay Windows | Attached Single Garage | Extensive Driveway & Ample Parking | Exceptionally Large Rear Garden | Scope For Modernisation | Potential For Extension Subject To Consent | Excellent Family Layout | Desirable Residential Location



DESCRIPTION

Inside, the entrance hall leads to two spacious reception rooms. The main sitting room is bright and welcoming, featuring a bay window and traditional fireplace, while the family room enjoys views over the front garden and offers a comfortable second living space. The dining kitchen is well sized with plenty of cupboards and worktop space, and is complemented by a pantry and separate utility room with outside access, adding to the practicality of the layout. A ground floor WC completes the ground floor accommodation.

Upstairs, there are four good-sized bedrooms, all offering comfortable proportions. The master bedroom is particularly generous and boasts built in wardrobes and an en-suite shower room, and the floor is served by a family bathroom.

Outside, the rear garden is a real highlight. It is both large and private, mainly laid to lawn with mature borders and hedging, offering plenty of space for children to play, gardening, or simply enjoying the outdoors. A greenhouse, patio area and wooden shed are already in place, and there is excellent scope for further landscaping or extension, subject to the necessary permissions.

A property like this very rarely comes available in Sleaford, especially on one of the more prestigious roads like Grantham Road, so a viewing is highly recommended to appreciate what's on offer.



ACCOMMODATION

Family Room - 15'7" x 13' (4.75m x 3.96m)

Dining Kitchen - 17'10" x 12'11" (5.44m x 3.94m)

Utility Room

Pantry - 6'11" x 4'11" (2.1m x 1.5m)

WC

Sitting Room - 18'6" x 13' (5.64m x 3.96m)

Bedroom 1 - 13'3" x 11'5" (4.04m x 3.48m)

En-suite

Bedroom 2 - 15'5" x 13' (4.7m x 3.96m)

Bedroom 3 - 13' x 9'3" (3.96m x 2.82m)

Bedroom 4 - 10'3" x 8'7" (3.12m x 2.62m)

Bathroom

Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

