

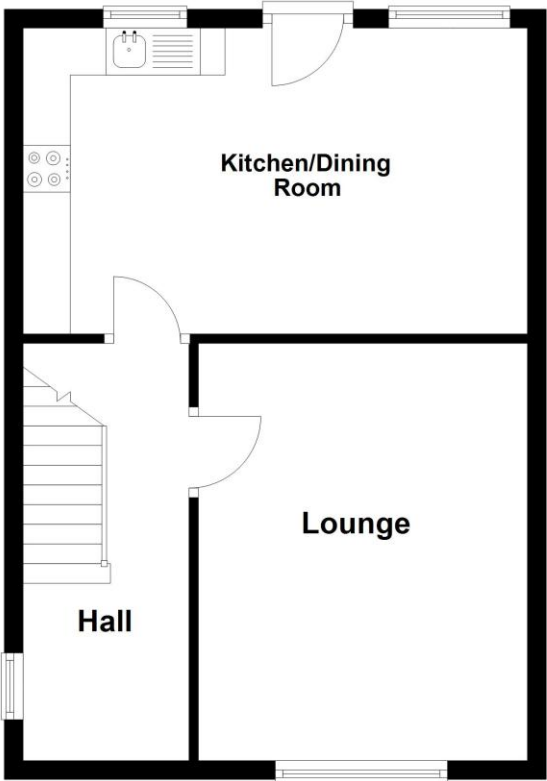
Beech Rise, Sleaford, Lincolnshire

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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

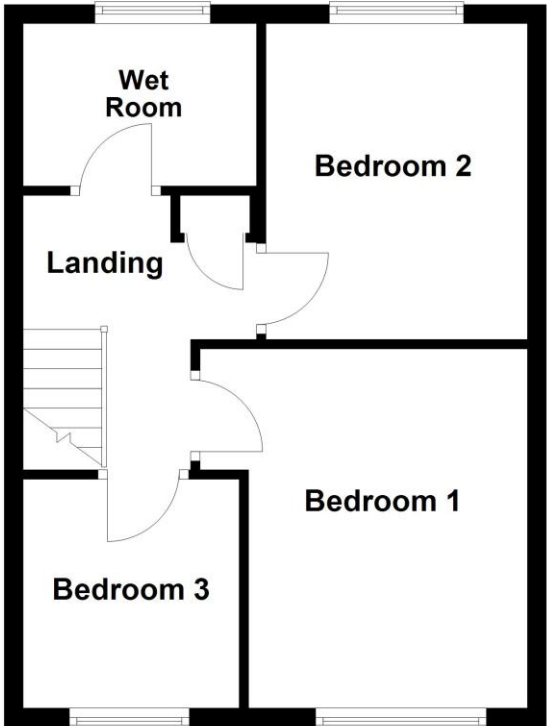
Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)



39 Beech Rise, Sleaford, Lincolnshire, NG34

£169,950 Freehold

This well-maintained three-bedroom semi-detached home offers generous living accommodation across two floors, a detached garage, and a low-maintenance garden—perfect for families, first-time buyers, or those looking to upsize.

The entrance hall provides access into a bright and airy lounge with large front-facing window and a central fireplace. To the rear, the spacious kitchen/dining room stretches the full width of the house and is ideal for entertaining, featuring fitted cabinetry, an island unit, integrated appliances, and a door leading directly to the rear garden. The kitchen also includes a domestic lift, discreetly

No Chain | Three Spacious Bedrooms | Large Kitchen/Diner | Adapted wet room with walk-in shower | Rear garden with shed and greenhouse | Detached garage | Ample parking | Installed domestic lift for accessibility | Ideal for First Time Buyers



LOCATION

DESCRIPTION

ACCOMMODATION

Entrance Hall

Lounge - 14'7" x 11'5" (4.45m x 3.48m)

Kitchen/Diner - 17'7" x 10'8" (5.36m x 3.25m)

Bedroom 1 - 12'6" x 11'6" (3.8m x 3.5m)

Bedroom 2 - 11' x 9' (3.35m x 2.74m)

Bedroom 3 - 8' x 7'6" (2.44m x 2.29m)

Wet Room



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B