

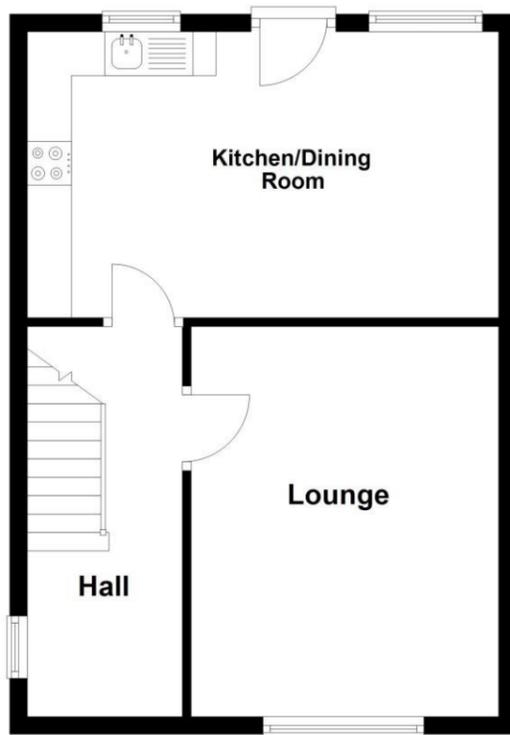
Beech Rise, Sleaford, Lincolnshire

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		

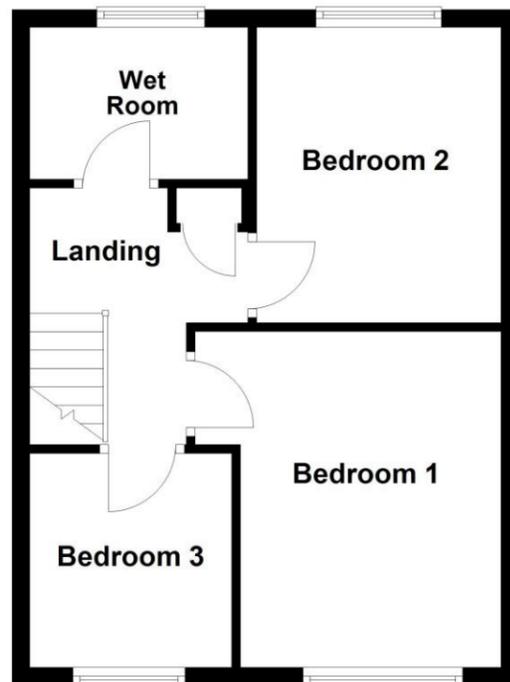
Ground Floor

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



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B



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

