



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## 1 Burnham Way, Sleaford, Lincolnshire, NG34 6AE

£230,000 Freehold

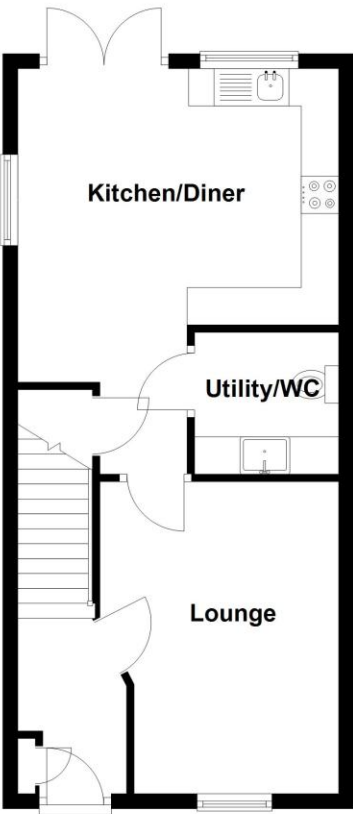
This beautifully presented three-bedroom family home is located on a sought-after modern development just off London Road.

Offering generous and well-planned accommodation arranged over three floors, the property benefits from gas-fired central heating and uPVC double glazing throughout. Conveniently positioned towards the edge of town, there is a Co-op store only a short walk away.

Immaculate Three-Bedroom Home | Spacious Lounge Area | Modern Kitchen/Diner | Ground Floor Utility/WC | Two First Floor Bedrooms | Main Bedroom With En-Suite | Enclosed Rear Garden | Gas Heating And Double Glazing | Allocated Off Street Parking

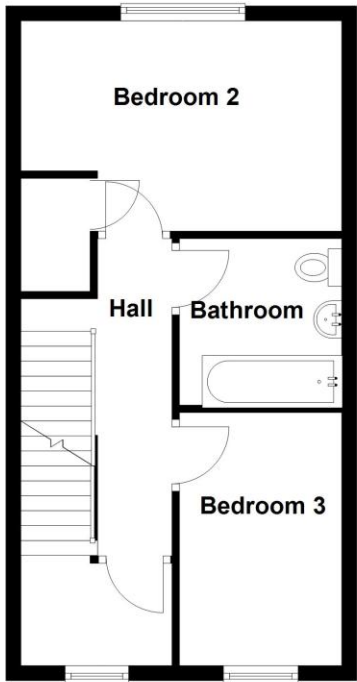
### Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



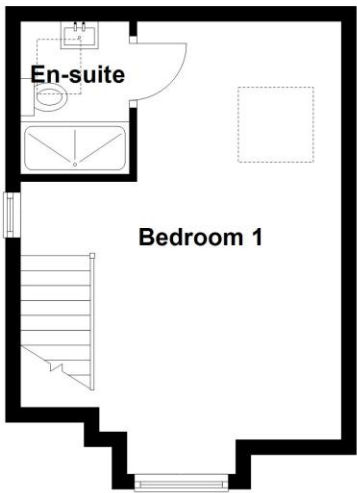
### First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



### Second Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 102.8 sq. metres (1106.5 sq. feet)



**ACCOMMODATION**

Entrance Hall

Lounge - 13'9" x 10'6" (4.2m x 3.2m)

Utility/WC

Kitchen/Diner - 14'1" x 11'3" (4.3m x 3.43m)

Bedroom 2 - 14' x 9'3" (4.27m x 2.82m)

Bedroom 3 - 11'10" x 7'1" (3.6m x 2.16m)

Bathroom

Bedroom 1 - 18'5" x 10'3" (5.61m x 3.12m)

En-suite

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

The accommodation briefly comprises an entrance hall leading to a comfortable lounge, a utility/WC, and a superb kitchen/diner with integrated appliances, as well as French doors opening onto the rear garden.

To the first floor there are two bedrooms and a family bathroom with a shower over the bath. The second floor is dedicated to the main bedroom, which features an en-suite shower room.

Outside, the enclosed rear garden includes a patio area, lawn, and useful external power point and tap, ideal for family living and entertaining. To the front of the property is two allocated parking spaces.

Early viewing is highly recommended to fully appreciate the quality and space on offer.

