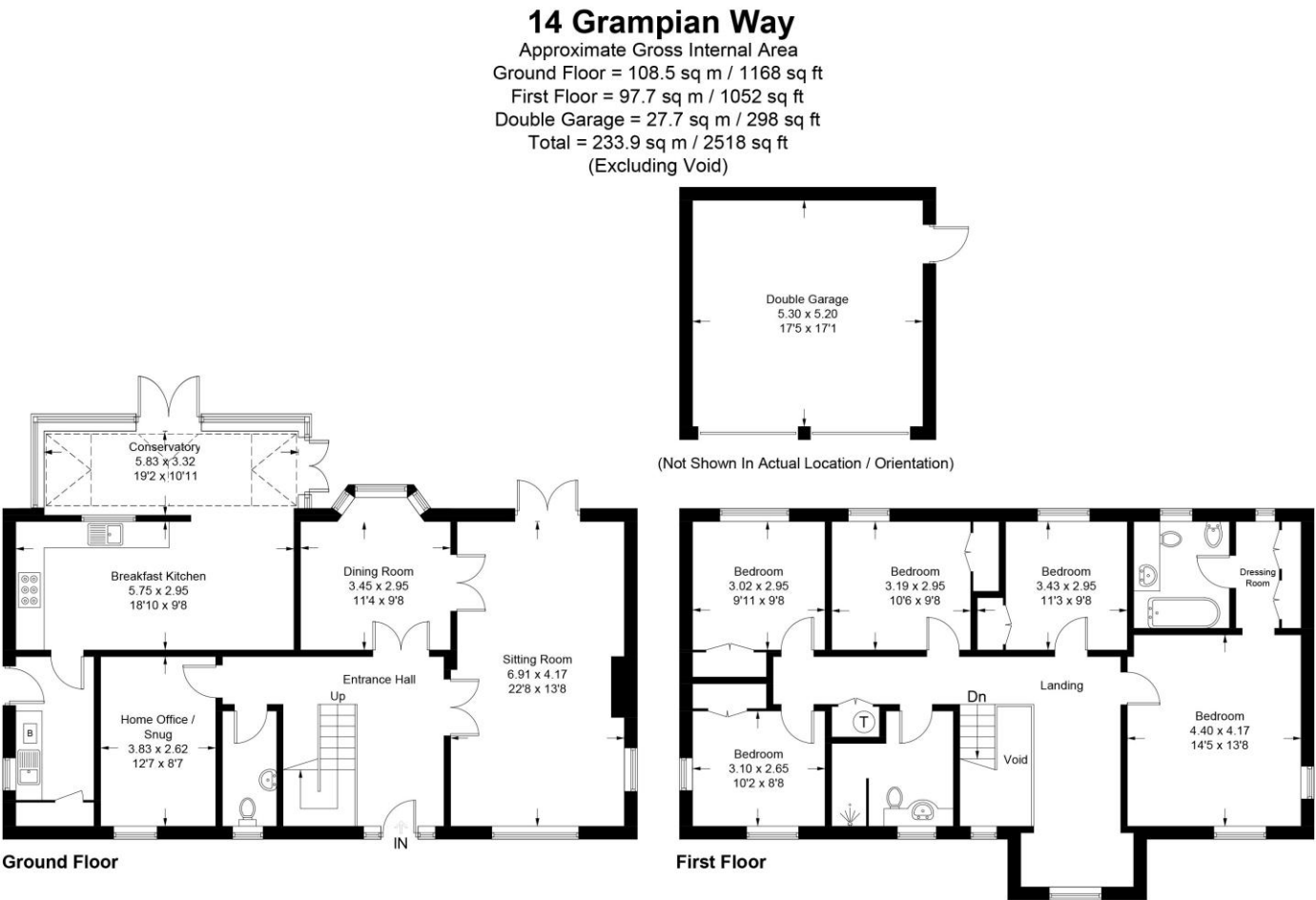


Grampian Close, Sleaford,
Lincolnshire

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.



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.



14 Grampian Close, Sleaford, Lincolnshire, NG34 7WA

£575,000 Freehold

Winkworth are delighted to offer for sale this beautifully presented five-bedroom detached home in one of Sleaford's most sought after areas, ideal for anyone looking for a property that's ready to move straight into. Set in a quiet, family-friendly street, this home offers a great balance of space, style, and practicality.

Spacious five bedroom detached home in one of Sleaford's most sought-after areas | Modern open-plan kitchen and dining area leading to a bright conservatory and a south-facing rear garden | Master bedroom with en-suite and dressing room, | Private driveway with gated access to additional paved parking and a double garage | Quiet, family-friendly location close to schools, shops, and transport links

Winkworth

See things differently.

Winkworth

See things differently.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

DESCRIPTION

As you step inside, you’re welcomed by a bright and airy hallway that leads into a spacious living room. Large windows let in plenty of natural light, and the neutral decor gives the space a calm, relaxing feel. To the rear of the house, the open-plan kitchen and dining area is modern and well laid out, with plenty of storage and worktop space. This then leads into one of the standout features of the property, the conservatory onto the south facing rear garden. It’s a great spot for relaxing or entertaining friends and family, with patio doors opening directly onto the garden.

Upstairs, there are five generously proportioned bedrooms along with a dressing room and en-suite off the master bedroom. The family bathroom is stylishly finished, with modern tiling and a clean, contemporary suite.

Outside, the south facing rear garden is fully enclosed and offers a good mix of lawn and patio— perfect for summer evenings or for children to play safely. There’s also a private driveway at the front, providing off-street parking with gates leading to a futher paved parking area in front of the double garage.

This is a well-kept, comfortable home in a quiet yet convenient location, close to local schools, shops and transport links. This is a home that’s definitely worth a closer look, call 01529 303377 now to arrange your viewing.

ACCOMMODATION

Entrance Hall

Sitting Room - 22'8" x 13'8" (6.9m x 4.17m)

Dining Room - 11'4" x 9'8" (3.45m x 2.95m)

Breakfast Kitchen - 18'10" x 9'8" (5.74m x 2.95m)

Utility Room

Conservatory - 19'2" x 10'11" (5.84m x 3.33m)

Home Office - 12'7" x 8'7" (3.84m x 2.62m)

Downstairs W.C



First Floor Landing

Bedroom One - 14'5" x 13'8" (4.4m x 4.17m)

Dressing Room

En-suite

Bedroom Two - 11'3" x 9'8" (3.43m x 2.95m)

Bedroom Three - 10'6" x 9'8" (3.2m x 2.95m)

Bedroom Four - 9'11" x 9'8" (3.02m x 2.95m)

Bedroom Five - 10'2" x 8'8" (3.1m x 2.64m)

Double Garage - 17'5" x 17'1" (5.3m x 5.2m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F