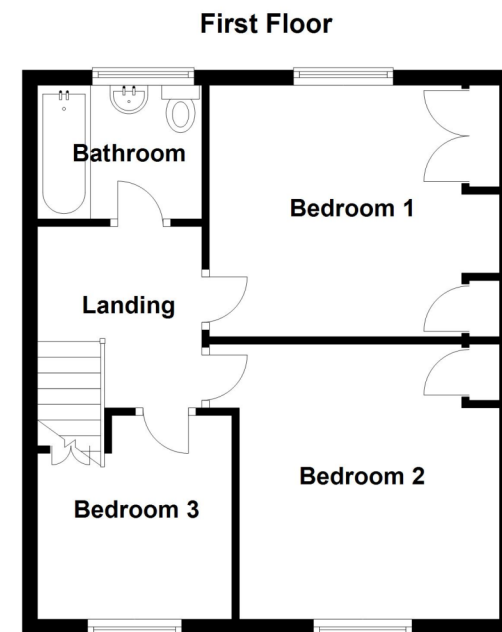
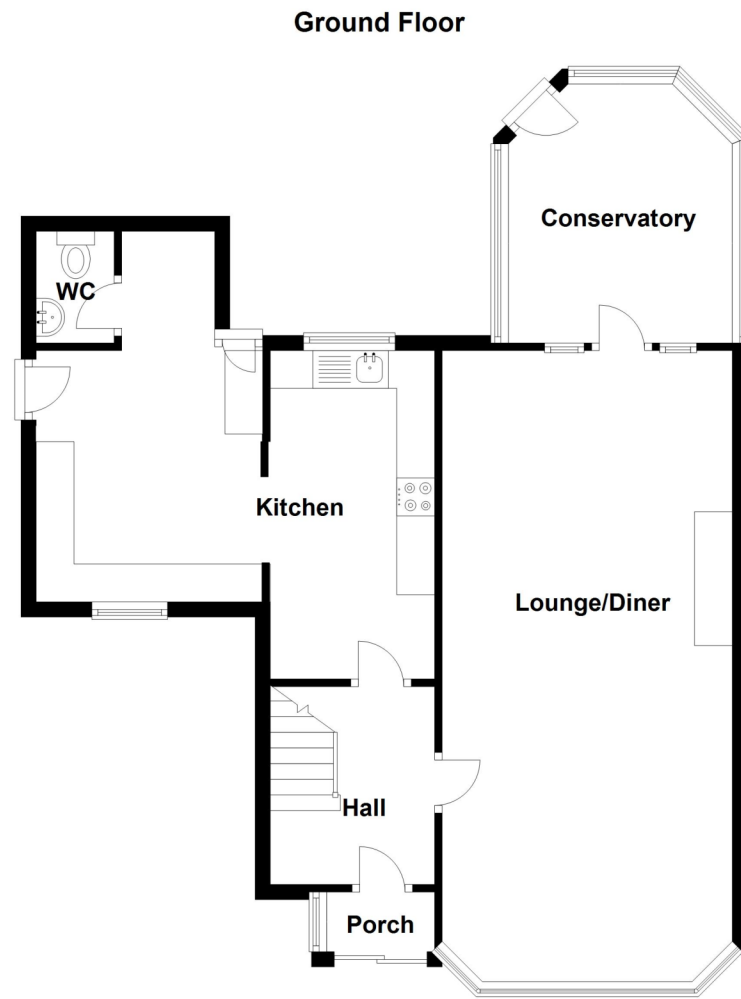


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



25 Sycamore Drive, Sleaford, Lincolnshire, NG34 8BN

£199,950 Freehold

We are delighted to offer for sale this extremely spacious Three Bedroom Semi-Detached Home boasting a large driveway and fantastic sized rear garden.

Benefitting from a lovely modern fitted Kitchen, this family home is well presented throughout and offers well-proportioned accommodation with a huge Lounge/Diner which opens out into the Conservatory, with views of the southerly aspected rear garden.

The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Utility Room, Downstairs Cloakroom, Conservatory, Three well proportioned Bedrooms & a Family Bathroom.

The property is located to the North of the town with easy access to the town centre and the Holdingham roundabout.

A viewing is highly recommended to appreciate the size of accommodation and its' fantastic plot.

Three Bedrooms | Large Semi-Detached Home | Fantastic Sized Rear Garden | Garage & Driveway | Larger Than Average Plot | Non Overlooked | Modern Fitted Kitchen | Well Proportioned Accommodation | Gas Central Heating | UPVC Double Glazing



ACCOMMODATION

Entrance Hall

Lounge/Diner - 25'6" x 12'7" (7.77m x 3.84m)

Kitchen - 14'3" x 7' (4.34m x 2.13m)

Conservatory - 11'2" x 9'9" (3.4m x 2.97m)

Utility Room

Downstairs Cloakroom

Bedroom One - 11'10" x 10'11" (3.6m x 3.33m)

Bedroom Two - 11' x 10'7" (3.35m x 3.23m)

Bedroom Three - 7'10" x 7' (2.4m x 2.13m)

Family Bathroom



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

