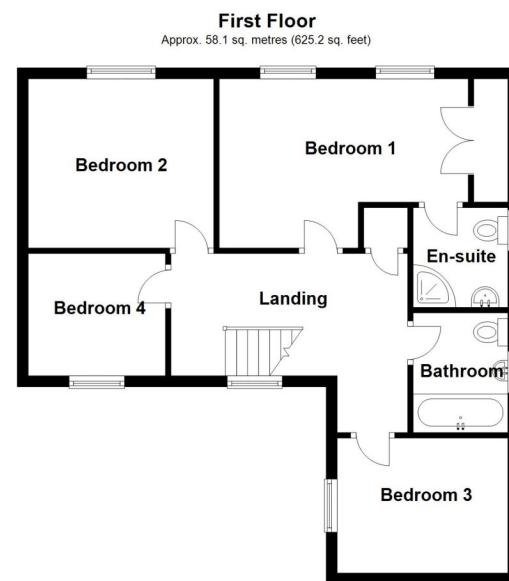
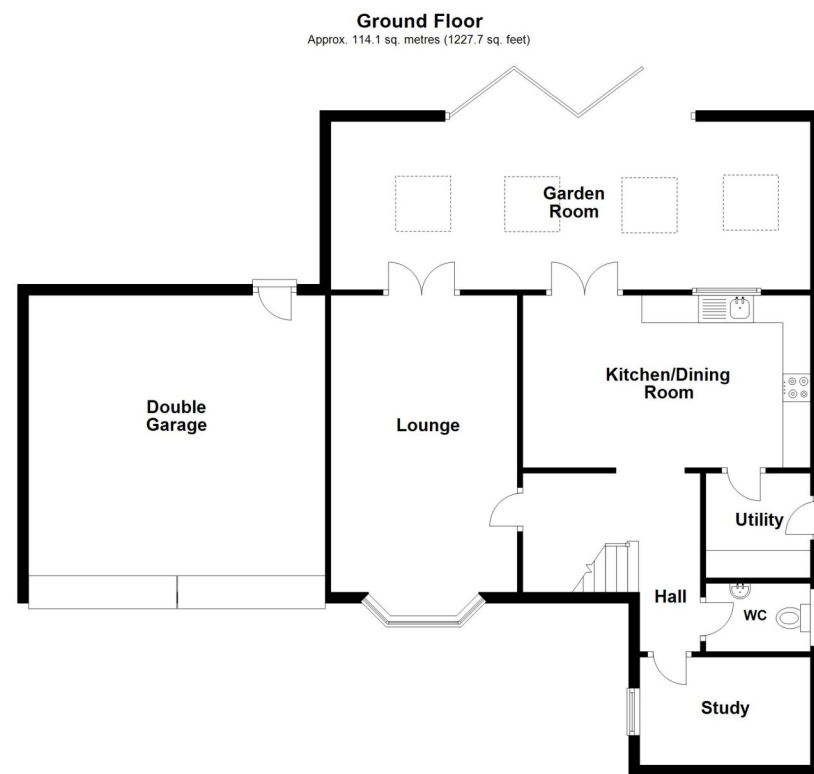


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 172.1 sq. metres (1852.9 sq. feet)



3 Lomax Drive, Sleaford, Lincolnshire, NG34 8FE

£350,000 Freehold

Winkworth are proud to offer for sale this immaculately presented and extended Four Bedroom Detached Family Home. The property has been extended by the current owners creating a fantastic Garden Room with bifolding doors to the rear and velux windows, which has previously been used as a Snug/Cinema Room with projector, and Games room big enough for a pool table. The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Utility Room, Study, Garden Room, Four Bedrooms, En-Suite to Master and Family Bathroom. This lovely family home has been tastefully decorated throughout with a modern fitted Kitchen and very stylish Bathrooms.

A viewing is essential!

Immaculately Presented Throughout | Double Garage | Stunning Garden Room Extension | Bi-Folding Doors | Downstairs W/C & En-Suite Shower Room | Summer House with Electric | Open Plan Kitchen/Diner | Block Paved Driveway | Non Overlooked Rear Garden



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom - 6'3" x 4'1" (1.9m x 1.24m)

Lounge - 16'4" x 11'1" (4.98m x 3.38m)

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

Utility Room - 6'3" x 6'3" (1.9m x 1.9m)

Study - 10 x 6'9" (10 x 2.06m)

Garden Room - 29' x 10' (8.84m x 3.05m)

Bedroom One - 17'3" x 10'4" (5.26m x 3.15m)

En-Suite Shower Room - 6' x 5'8" (1.83m x 1.73m)

Bedroom Two - 11' x 9'7" (3.35m x 2.92m)

Bedroom Three - 10'3" x 8'1" (3.12m x 2.46m)

Bedroom Four - 8'2" x 6'6" (2.5m x 1.98m)

Family Bathroom - 7' x 5'9" (2.13m x 1.75m)

Double Garage - 17'8" x 17'8" (5.38m x 5.38m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D