

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

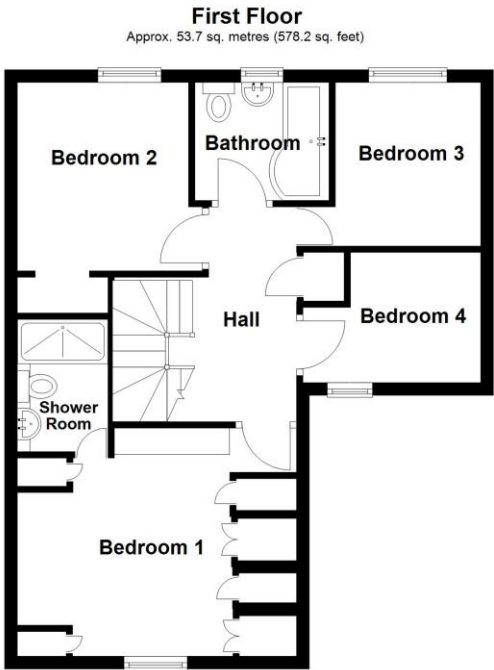
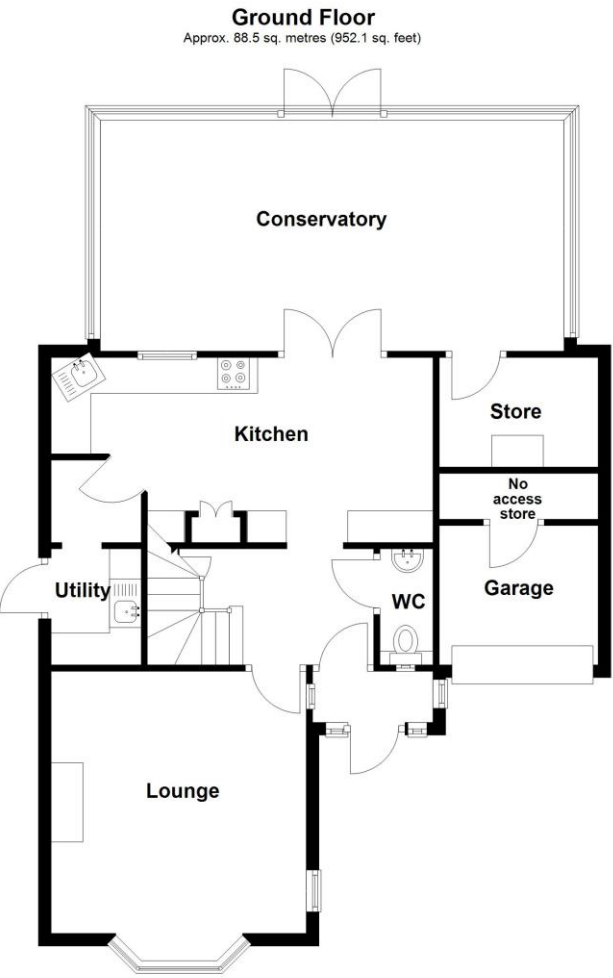


23 Hood Close, Sleaford, Lincolnshire, NG34 7WJ

£325,000 Freehold

This attractive four-bedroom detached home is set in a popular cul-de-sac and offers spacious accommodation throughout. With a large block paved driveway providing ample parking, and an attached single garage, it is a perfect family home.

FOUR BEDROOM DETACHED | LARGE CONSERVATORY | MODERN KITCHEN/DINER | WELL PRESENTED THROUGHOUT | SPACIOUS ACCOMMODATION | LOUNGE WITH BAY WINDOW | LARGE DRIVEWAY | AMPLE PARKING | VIEWS OVER OPEN FIELDS | DESIRABLE LOCATION | VIEWING HIGHLY ADVISED



Total area: approx. 142.2 sq. metres (1530.3 sq. feet)



DESCRIPTION

On the ground floor there is a welcoming lounge with a bay window and fireplace, a stylish kitchen and dining area with a range-style cooker, and a useful utility room and cloakroom. A real feature of the home is the large conservatory which runs the width of the house, providing a bright and versatile room that opens onto the garden.

Upstairs there are four bedrooms, including a master bedroom with fitted wardrobes and an en suite shower room.

The rear garden is a particular highlight. Directly behind the house is a patio and lawn, while a further enclosed garden beyond, providing an excellent play area and backs onto open fields. Please see our agents note regarding this extra garden land.

Well located for local schools, amenities and transport links, this is a perfect family home in an extremely desirable location.

A viewing is highly advised!



ACCOMMODATION

Entrance Hall

WC - 6'1" x 2'9" (1.85m x 0.84m)

Lounge - 13'10" x 13'3" (4.22m x 4.04m)

Kitchen - 21' x 9'6" (6.4m x 2.9m)

Utility Room - 6'9" x 4'8" (2.06m x 1.42m)

Conservatory - 24' x 11'11" (7.32m x 3.63m)

Store - 8'2" x 5'2" (2.5m x 1.57m)

Bedroom 1 - 13'10" x 11'10" (4.22m x 3.6m)

En-Suite Shower Room - 6'7" x 4'8" (2m x 1.42m)

Bedroom 2 - 9'9" x 9'7" (2.97m x 2.92m)

Bedroom 3 - 9'3" x 8'5" (2.82m x 2.57m)

Bedroom 4 - 8'8" x 6'9" (2.64m x 2.06m)

Bathroom - 6'11" x 6'1" (2.1m x 1.85m)

Garage - 8'3" x 7'3" (2.51m x 2.2m)

Agents Note - We have been informed by the current owners that the garden beyond the archway, including the tree and climbing frame, does not belong to the property, but that they have maintained this land for 4 years, and the previous owners had looked after it for 14 years.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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