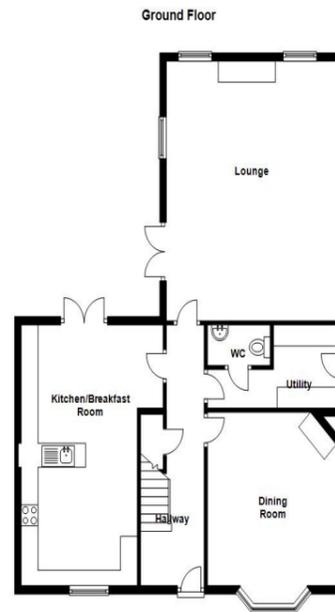


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		



15 Donington Road, Horbling, Sleaford, NG34 0PR

£575,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this truly stunning four bedroom home with large established garden with paddock backing onto open fields. The property offers excellent family accommodation benefiting from, stunning kitchen/family room overlooking the rear garden, utility room, triple aspect sitting room with wood burning stove, separate dining room, master bedroom with dressing room and re-fitted en-suite, three further double bedrooms and luxury fitted family bathroom. Outside there is a large gated gravelled driveway leading to a detached double garage. This impressive large garden is thoughtfully divided into two distinct sections, offering both practicality and potential for elegant landscaping. The front portion of the garden is well-maintained and ideal for everyday outdoor living, while the expansive rear section is currently used as a paddock, making it perfectly suited for keeping goats or other small livestock. Alternatively, this rear area offers a unique opportunity to be transformed into a formal garden, ideal for those seeking a more ornamental or structured outdoor space.

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See things differently.



Utility Room - Single drainer sink and fitted worktops, range of wall and base units, space and plumbing for washing machine, space for tumble dryer, oil fired boiler supplying hot water and central heating, LVT flooring and composite door to the side.

First Floor Landing - galleried landing with UPVC double glazed window to the front, built in airing cupboard, access to the loft and door leading through to:

Bedroom One - 17'2" x 14'2" (5.23m x 4.32m) dressing area with fitted wardrobes and velux window, leading through to the main bedroom, with UPVC double glazed window to the rear and further velux window, radiator, power points and door leading through to:

En Suite - Modern fitted suite comprising, fully tiled shower cubicle with rainfall shower head and separate hand held shower head, low level wc, wash hand basin, tiled walls, tiled flooring, velux window and heated towel rail

Bedroom Two - 13'11" x 11' (4.24m x 3.35m) UPVC double glazed window to the front, built in wardrobes, coved ceiling, radiator

Bedroom Three - 12' x 11'11" (3.66m x 3.63m) UPVC double glazed window to the front, coved ceiling, radiator, power points

Bedroom Four - 11'10" x 8'9" (3.6m x 2.67m) UPVC double glazed window to the rear, radiator, power points and coved ceiling

Family Bathroom - Fitted suite comprising, tiled paneled bath, separate shower cubicle with rainfall shower fitting and separate handheld shower head, low level WC, wash hand basin set in unit with cupboards below, tiled walls, tiled flooring, UPVC double glazed frosted window and heated towel rail

Outside - To the front there is a gated gravelled driveway providing ample off road parking, there is a detached double garage with electronic up and over doors, power and light. The front portion of the rear garden is well-maintained and ideal for everyday outdoor living, while the expansive rear section is currently used as a paddock, making it perfectly suited for keeping goats or other small livestock. Alternatively, this rear area offers a unique opportunity to be transformed into a formal garden, ideal for those seeking a more ornamental or structured outdoor space.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F

Door Leading Through To:

Entrance Hall - With LVT flooring, storage cupboard, stairs leading to the first floor, radiator, coved ceiling and door leading through to:

Downstairs Cloakroom - modern fitted suite comprising low level WC, wash hand basin, LVT flooring, radiator, coved ceiling and extractor fan.

Lounge - 20'8" x 17'3" (6.3m x 5.26m) a superb bright and spacious room being triple aspect with UPVC double glazed window onto the rear garden and french doors onto the patio, attractive feature fireplace with real wood burning stove, radiator, coved ceiling, tv point and power point.

Dining Room - 13'1" x 12'11" (4m x 3.94m) with UPVC double glazed bay window to the front, attractive feature fireplace, coved ceiling, radiator and power points.

Kitchen/Family Room - 21'4" x 14'6" (6.5m x 4.42m) A superb modern fitted kitchen comprising Belfast sink with cupboard below, excellent range of wall and base units, incorporating granite effect and solid oak worktops, upstands, bellling range cooker with extractor fan above, integrated dishwasher, integrated fridge/freezer, LVT flooring, UPVC double glazed window to the front and side, wine cooler, upright radiator, UPVC double glazed french doors onto the rear garden.

