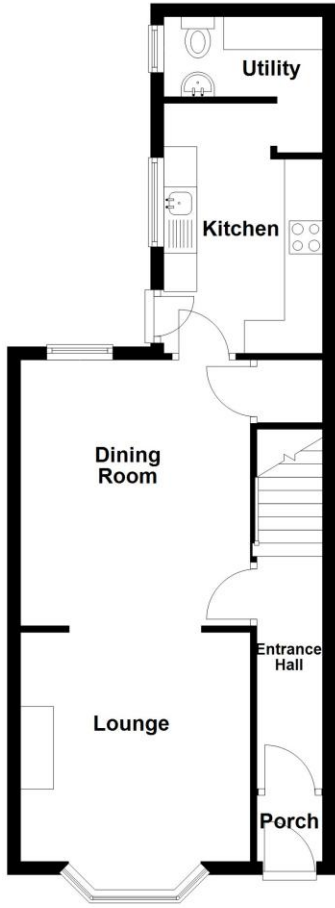
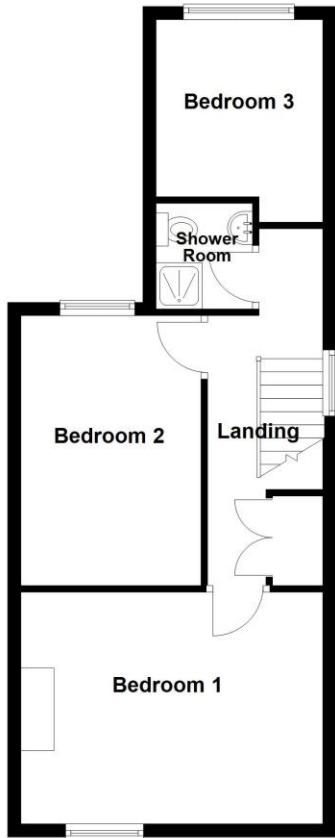


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Ground Floor
Approx. 47.5 sq. metres (510.7 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.4 sq. feet)



Total area: approx. 93.9 sq. metres (1011.2 sq. feet)



114 Grantham Road, Sleaford, Lincolnshire, NG34 7NW

£169,950 Freehold

Located within walking distance of Sleaford's town centre, this delightful Three-bedroom end of terrace character property offers a perfect blend of charm, convenience, and functionality.

Three Spacious Bedrooms | Immaculately Presented Throughout | Beautifully Maintained Rear Garden | Lounge with Bay Window | Modern Fitted Kitchen | Stylish Shower Room | Walking Distance to Town Centre | UPVC Double Glazing | Gas Central Heating | Ideal for FTB's & Investors alike



DESCRIPTION

Immaculately presented throughout, the home features an inviting open-plan lounge and dining area, an ideal space for both family gatherings and quiet relaxation—enhanced by a large bay window to the front aspect, that fills the room with natural light. The well-appointed kitchen and adjoining utility room with WC add practicality to the stylish interior.

Upstairs, there are Three generously sized bedrooms and a modern & stylish Shower Room.

Outside, there is an initial courtyard garden, leading to a beautifully maintained and enclosed rear garden which is principally laid to lawn, along with a decking area and pergola.

With its character features, practical layout, and enviable location close to local amenities, an early viewing is highly recommended.



ACCOMMODATION

Entrance Hall

Living Room - 11'5" x 11'5" (3.48m x 3.48m)

Dining Room - 13'3" x 11'9" (4.04m x 3.58m)

Kitchen - 12'3" x 7'10" (3.73m x 2.4m)

Utility Room

Bedroom One - 11'6" x 14'2" (3.5m x 4.32m)

Bedroom Two - 13'3" x 8'11" (4.04m x 2.72m)

Bedroom Three - 8'10" x 8' (2.7m x 2.44m)

Shower Room

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

