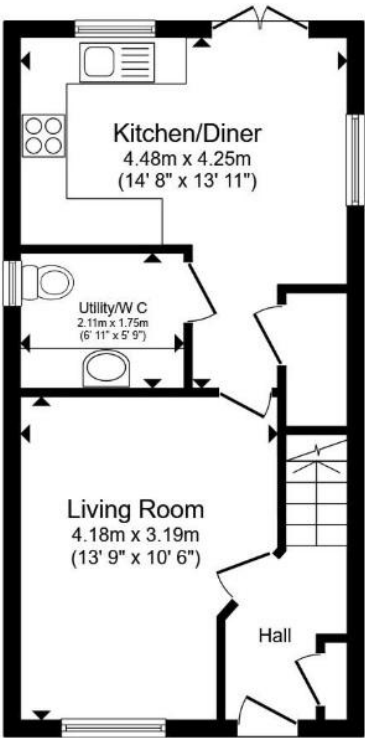


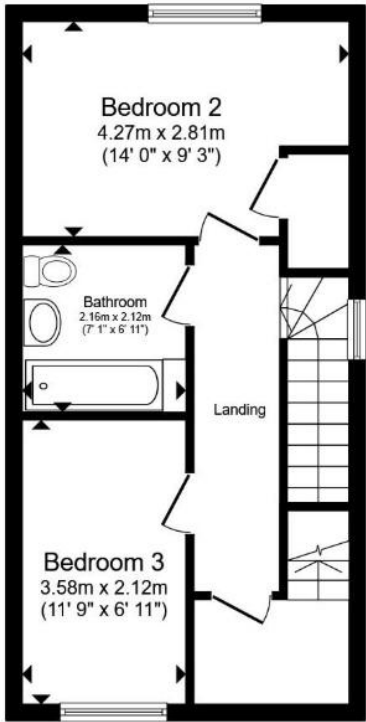
Burnham Way, Sleaford, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

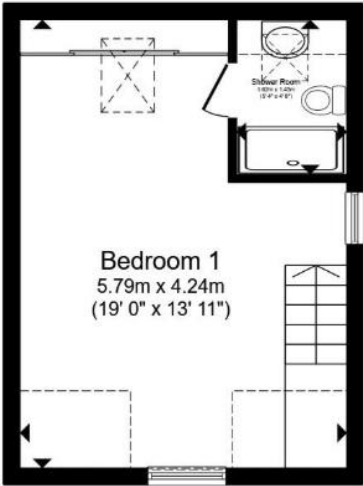
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



59 Burnham Way, Sleaford, Lincolnshire, NG34

£220,000 Freehold

This well-presented end-terraced townhouse is set over three floors and sits in a popular residential area of Sleaford. The property offers modern, flexible living space with upgraded finishes throughout, along with the added benefit of two allocated parking spaces to the front.

The front door opens into an entrance hall which leads through to a comfortable lounge, a great space for everyday living or entertaining. To the rear is a modern, upgraded kitchen fitted with contemporary units and integrated appliances, along with a useful pantry cupboard. A separate utility area with WC.

Well-Presented End-Terraced Townhouse | Upgraded Kitchen With Integrated Appliances | Utility Area With WC | Three Bedrooms | Master With Ensuite Shower Room | Enclosed Low Maintenance Rear Garden | Porcelain Patio Area | Two Allocated Parking Spaces | Popular Location In Sleaford



On the first floor there are two good-sized bedrooms and a stylish family bathroom. Stairs lead up to the second floor where the main bedroom is located, offering a generous space with built-in wardrobes and an ensuite shower room.

Outside, the enclosed rear garden is designed to be low maintenance, featuring a porcelain patio and seating area, ideal for enjoying time outdoors.

ACCOMMODATION

Entrance Hall

Lounge - 13'9" x 10'6" (4.2m x 3.2m)

Utility/WC

Kitchen/Diner - 14'1" x 11'3" (4.3m x 3.43m)

Bedroom 2 - 14' x 9'3" (4.27m x 2.82m)

Bedroom 3 - 11'10" x 7'1" (3.6m x 2.16m)

Bathroom

Bedroom 1 - 18'5" x 10'3" (5.61m x 3.12m)

En-suite

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

