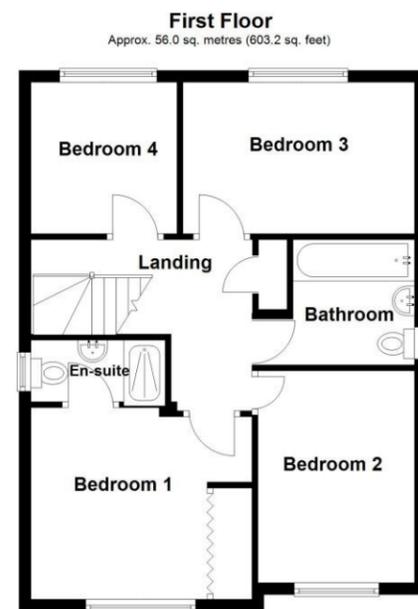
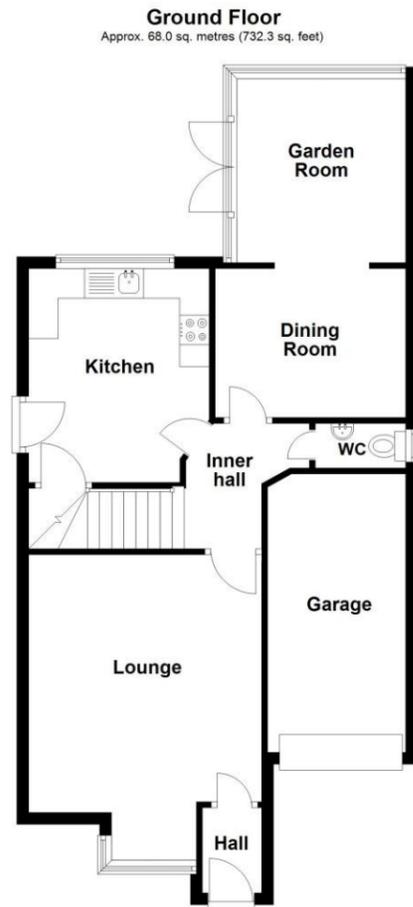




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 124.1 sq. metres (1335.5 sq. feet)



41 Peterborough Way, Sleaford, Lincolnshire, NG34 8TW

£284,000 Freehold

A beautifully presented four-bedroom detached home, ideally located in a sought-after residential area of Sleaford. This superb property has been tastefully updated throughout and offers spacious, flexible accommodation perfectly suited to modern family living. There is a resin driveway, path and patio, Sharpes fitted wardrobes in Bedroom1, bespoke fitted wardrobes in Bedroom 2, a new gas fire and oak surround were also fitted in 2023. The owners have happy lived here for the last 20 years but its now time for another family to enjoy it. WELL WORTH VIEWING :)

Four Bedroom Detached Home | Sought-After Sleaford Location | Spacious Lounge With Bay Window | Modern Kitchen With Integrated Appliances | Dining Room Leading To Garden Room | Master Bedroom With En-Suite | Contemporary Family Bathroom | Enclosed Rear Garden | Driveway And Integral Garage | Immaculate Throughout



ACCOMMODATION

Entrance Hall

WC

Lounge - 17' x 12'6" (5.18m x 3.8m)

Kitchen - 11'10" x 10' (3.6m x 3.05m)

Dining Room - 10'7" x 8'3" (3.23m x 2.51m)

Garden Room - 10'3" x 9'4" (3.12m x 2.84m)

Garage

Bedroom 1 - 12'3" x 11'7" (3.73m x 3.53m)

En-Suite

Bedroom 2 - 12'3" x 8'8" (3.73m x 2.64m)

Bedroom 3 - 12'10" x 8'5" (3.9m x 2.57m)

Bedroom 4 - 8'5" x 8'1" (2.57m x 2.46m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D



DESCRIPTION

The ground floor features a welcoming entrance hall leading to a generous lounge with a feature fireplace and bay window. The modern kitchen is fitted with a range of contemporary units and integrated appliances, with space for casual dining. A separate dining room opens into the bright garden room, creating a lovely additional living space overlooking the rear garden. There is also a ground floor cloakroom.

Upstairs are four well-proportioned bedrooms, including a master with a stylish en-suite shower room. The remaining bedrooms are all well-presented and served by a modern family bathroom.

Outside, there is a neat front garden with driveway parking leading to the garage. The rear garden is fully enclosed, mainly laid to lawn with a patio seating area and well-kept borders, ideal for outdoor entertaining.