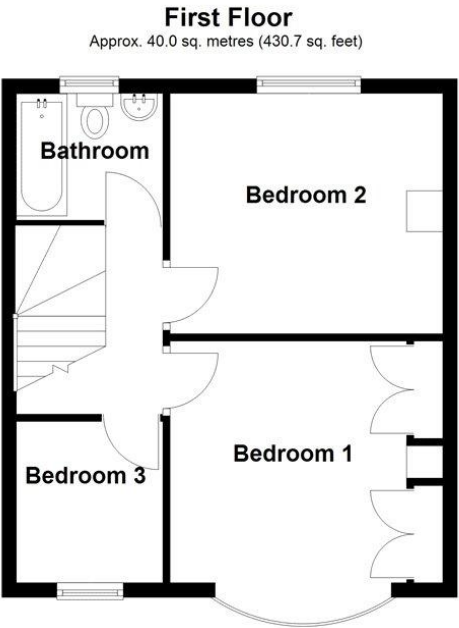
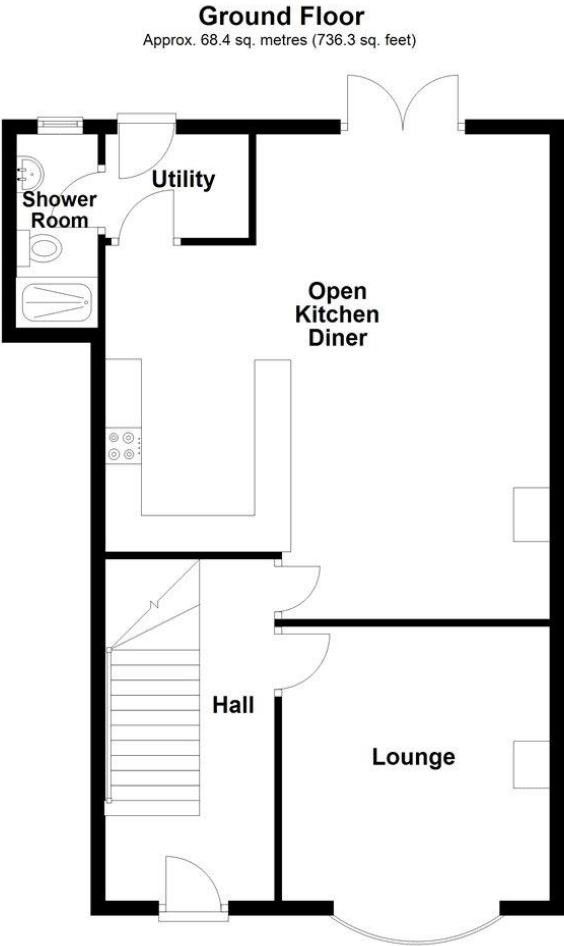


EPC TO FOLLOW



Total area: approx. 108.4 sq. metres (1167.0 sq. feet)



44 North Parade, Sleaford, Lincolnshire, NG34 8AN

£250,000 Freehold

This well-extended and modernised family home is presented in excellent condition throughout and offers generously sized accommodation. On entering, the hallway leads through to a bright front lounge featuring a bay window, creating a plenty of light.

To the rear is the impressive open-plan Kitchen/diner, which really is the heart of the home. This spacious area benefits from Velux windows and patio doors opening onto the garden, allowing plenty of natural light to flow through.

Extended Family Home | Excellent Condition Throughout | Lounge With Bay Window | Spacious Open-Plan Kitchen Diner | Stylish Fitted Kitchen | Modern Ground Floor Shower Room | Fitted Wardrobe To Main Bedroom | Generous Fully Tiled Family Bathroom | Larger Than Average Rear Garden | Off-Road Parking For Five Cars



DESCRIPTION

The snug area features a newly fitted electric fire while the stylish kitchen offers a range of fitted units and appliances. There is also a rea lobby/utility, providing extra access to the garden, and there is also a modern ground floor shower room with walk-in rainfall shower and underfloor heating.

Upstairs, the property offers two good-sized double bedrooms and a further single bedroom. The main bedroom benefits from a bay window and fitted wardrobe, while the second double overlooks the rear garden. The family bathroom is a generous size and fully tiled, fitted with a modern white suite including bath with shower attachment, WC and vanity unit.

Outside, the property continues to impress with a larger-than-average rear garden, ideal for families and entertaining. The garden features a split patio area, lawn and mature flower beds, along with a converted garage currently used as a workshop power. To the front of the property there is off-road parking for approximately 5 cars.



ACCOMMODATION

Entrance Hall

Lounge - 12'5" x 12'2" (3.78m x 3.7m)

Open Kitchen Diner - 21'11" x 20'2" (6.68m x 6.15m)

Utility Room - 6'6" x 4'8" (1.98m x 1.42m)

Shower Room - 8'9" x 3'8" (2.67m x 1.12m)

Bedroom One - 12'5" x 9'6" (3.78m x 2.9m)

Bedroom Two - 12'5" x 9'9" (3.78m x 2.97m)

Bedroom Three - 7'3" x 6'7" (2.2m x 2m)

Bathroom - 6'10" x 6'9" (2.08m x 2.06m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

