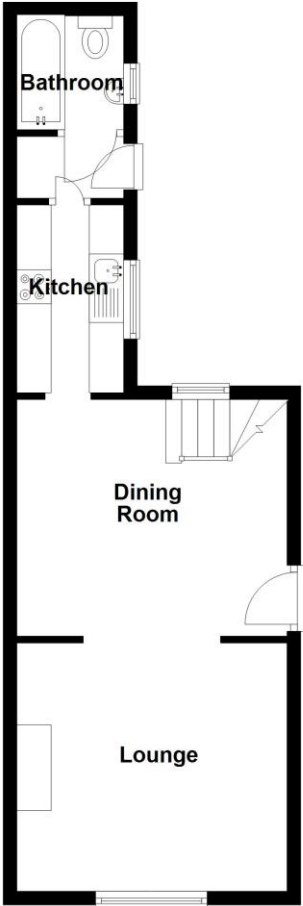


Castle Street, Sleaford, Lincolnshire

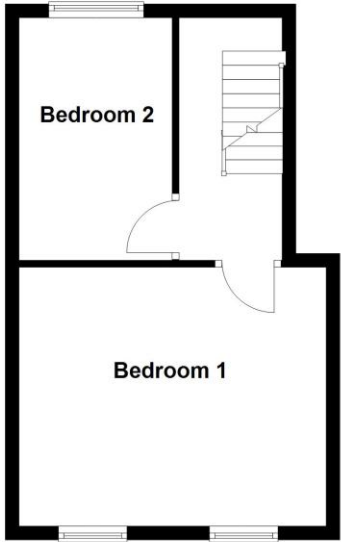
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

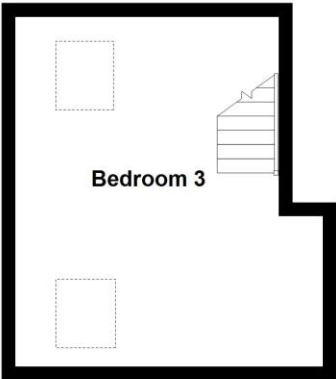
Ground Floor
Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.8 sq. feet)



Second Floor
Approx. 21.0 sq. metres (226.1 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 sq. feet)



4 Castle Street, Sleaford, Lincolnshire, NG34 7QE

£140,000 Freehold

We are delighted to offer for sale this well-presented and deceptively spacious three-bedroom mid-terrace home arranged over three floors. The property combines character features with practical living space, making it ideal for first-time buyers, families or buy-to-let investors.

Extremely well presented three-bedroom mid-terrace home | Spacious lounge and dining room on the ground floor | Fitted galley kitchen with a range of wall and base units | Two bedrooms on the first floor with a further generous third bedroom on the second floor | Private rear courtyard | Viewing highly advised



See things differently.



See things differently.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

DESCRIPTION

The ground floor comprises a welcoming lounge to the front with wood-effect flooring and a feature fireplace, leading through to a generous dining room which provides ample space for family dining and entertaining. From here, stairs lead to the upper floors and access is provided to the fitted kitchen, arranged in a practical galley style with a range of wall and base units, work surfaces and space for appliances. To the rear of the ground floor is a bathroom, fitted with a white suite including bath with shower over, wash hand basin and WC.

On the first floor, there are two well-proportioned bedrooms. The main bedroom is a spacious double with pleasant outlook and providing generous accommodation while the second bedroom is also a good-sized room suitable as a guest room or home office.

A further staircase leads to the second floor, where the property benefits from a third bedroom. This versatile space features a roof light, exposed floorboards and useful storage areas, making it ideal as a principal bedroom, additional room or flexible living space.

Externally, the property enjoys a private rear courtyard, providing low-maintenance outdoor space with access to an external store. To the front, the property forms part of a traditional brick terrace with on-street parking nearby.

Overall, this is a well-maintained home offering flexible accommodation over three floors, character appeal and excellent potential for a range of buyers. Early viewing is recommended.

ACCOMMODATION

Lounge - 12'11" x 11'11" (3.94m x 3.63m)

Dining Room - 12'11" x 11'4" (3.94m x 3.45m)

Kitchen - 9' x 5'1" (2.74m x 1.55m)

Bathroom

Bedroom One - 14'8" x 12'5" (4.47m x 3.78m)

Bedroom Two - 11'7" x 7'4" (3.53m x 2.24m)

Bedroom Three/ Attic Room - 16'9" x 14'8" (5.1m x 4.47m)



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A