

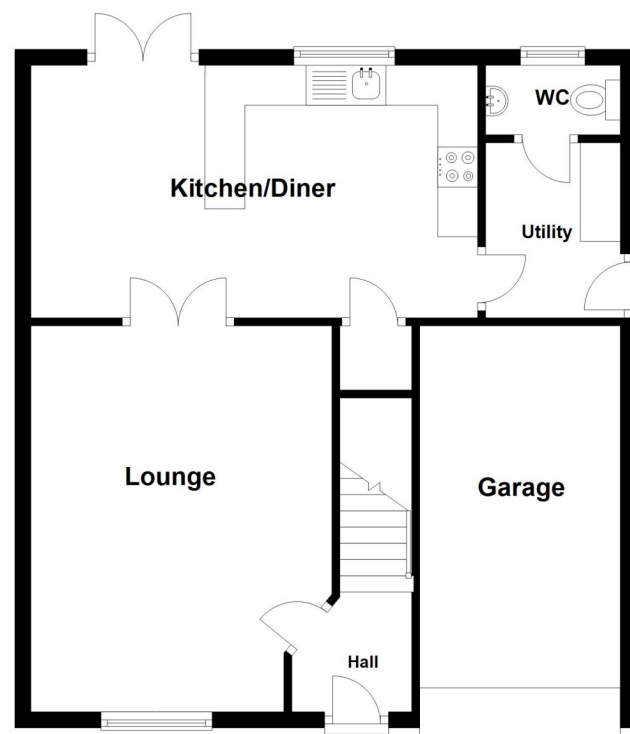
**Snow Close, Holdingham, Sleaford**

*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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

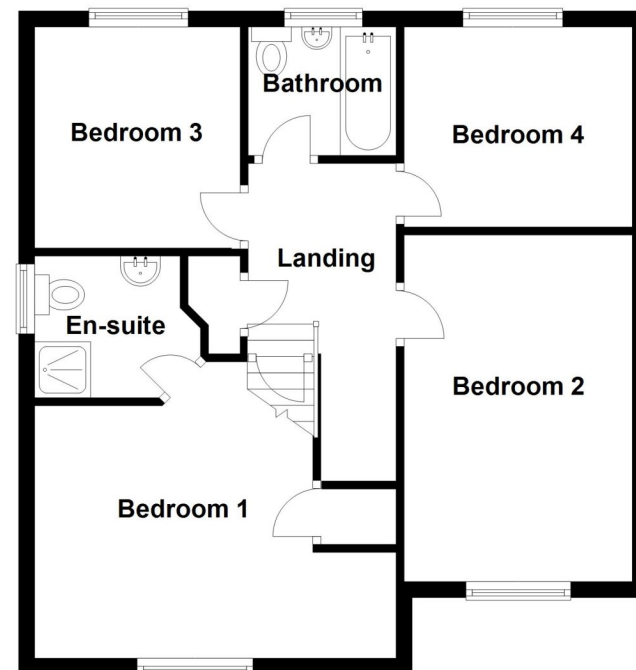
**Ground Floor**

Approx. 59.7 sq. metres (642.7 sq. feet)



**First Floor**

Approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 116.0 sq. metres (1248.4 sq. feet)



**66 Snow Close, Holdingham, Sleaford, Lincolnshire, NG34 8YT**

Offers Over £250,000 Freehold

Winkworth are delighted to offer for sale this immaculately presented and spacious Four Bedroom Detached Home on the popular 'Holdingham Grange' estate. The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Utility, Downstairs W/C, Four Well Proportioned Bedrooms, Family Bathroom and En-Suite to Master. The property boasts off street parking, a garage and a non-overlooked garden.

POPULAR ESTATE | SPACIOUS KITCHEN DINER | IMMACULATELY PRESENTED | AMPLE OFF STREET PARKING | GARAGE | ENSUITE TO MASTER



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See things differently.

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## ACCOMMODATION

**Entrance Hallway** - Approached via a composite door to front aspect, power point and stairs to first floor landing.

**Lounge** - 15'11" x 11'1" (4.85m x 3.38m) Having a UPVC window to the front aspect, TV point, Telephone point, power points and a double doorway giving access to the Kitchen Diner.

**Kitchen Diner** - 18'6" x 10'2" (5.64m x 3.1m) This spacious Kitchen Diner benefits from a range of base and eye level units with complimentary work surface and breakfast bar over, integrated electric oven and hob with extractor hood above, stainless steel sink, space and plumbing for dishwasher, space for fridge, pantry/understairs storage cupboard, tiled splashbacks, power points, UPVC window to rear aspect and UPVC french doors to rear aspect.

**Utility** - 7'1" x 5'2" (2.16m x 1.57m) With base and eye level units with worktop over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired combi boiler providing central heating, a half glazed composite door to the side aspect and power points.

**Downstairs Cloakroom** - Having a two piece suite comprising two level W/C, hand wash basin, tiled splashbacks, radiator and UPVC window to rear aspect.

**First Floor Landing** - Having airing cupboard, power points and loft hatch.

**Master Bedroom** - 13'4" x 11'2" (4.06m x 3.4m) Having a UPVC double glazed window to the front aspect, built in wardrobe, power points, radiator and TV point.

**En Suite Shower Room** - 7'2" x 6' (2.18m x 1.83m) Benefitting from a three piece suite comprising hand wash basin, low level W/C, shower cubicle with mains fed shower over, tiled splashbacks, radiator and extractor fan.



**Bedroom Two** - 12'3" x 9'3" (3.73m x 2.82m) Having a UPVC double glazed window to the front aspect, radiator, and power points.

**Bedroom Three** - 9'7" x 9'3" (2.92m x 2.82m) Having a UPVC double glazed window to the rear aspect, power points and radiator.

**Bedroom Four** - 9'7" x 7'4" (2.92m x 2.24m) Having a UPVC double glazed window to the rear aspect, power points and radiator.

**Family Bathroom** - Benefitting from a three piece suite comprising of panelled bath with shower attachment, low level WC, hand wash basin, partially tiled walls, extractor fan and UPVC window to rear aspect.

**Outside** - To the front of the property is a tarmac driveway offering off street parking for two vehicles. There is a further gravelled area to the front which could offer extra parking, and an edged border. The rear garden is principally laid to lawn with a paved patio area, paved pathway leading to the shed, outside light, outside tap and the property is fenced to all aspects.

**Agents Note** - The property backs onto the A17.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

A