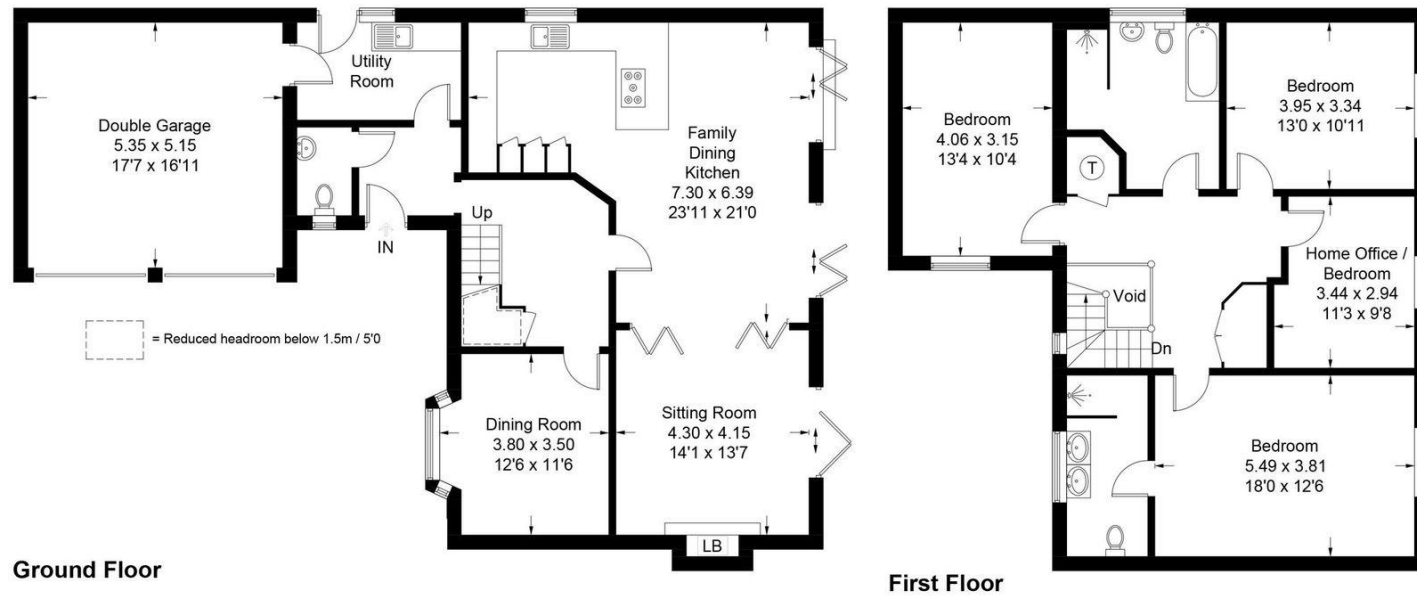




Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 The Gardens

Approximate Gross Internal Area
 Ground Floor = 123.4 sq m / 1328 sq ft
 First Floor = 97.1 sq m / 1045 sq ft
 Total = 220.5 sq m / 2373 sq ft
 (Including Garage / Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



7 The Gardens, Anwick, Sleaford, Lincolnshire, NG34 9XF

£525,000 Freehold

This superb four-bedroom detached family home is situated in a peaceful cul-de-sac within the popular village of Anwick, just four miles from Sleaford.

Built to a high specification by HPC Homes, a developer with an excellent reputation for quality workmanship, the property forms part of an exclusive development of just 15 homes.

Four Bedroom Detached Family Home | Spacious Open-Plan Kitchen/Dining/Family Area | Bi-Fold Doors Opening To Rear Garden | Separate Lounge With Feature Fireplace | Master Bedroom With Luxury En-Suite | Contemporary Family Bathroom | Beautifully Landscaped Garden | Countryside Views | Double Garage | Block-Paved Driveway | Exclusive Cul-De-Sac Development



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Family Dining Kitchen - 23'11" x 21' (7.3m x 6.4m)

Sitting Room - 14'1" x 13'7" (4.3m x 4.14m)

Dining Room - 12'6" x 11'6" (3.8m x 3.5m)

Utility Room

Bedroom 1 - 18' x 12'6" (5.49m x 3.8m)

En Suite Shower Room

Bedroom 2 - 13'4" x 10'4" (4.06m x 3.15m)

Bedroom 3 - 13' x 10'11" (3.96m x 3.33m)

Bedroom 4 - 11'3" x 9'8" (3.43m x 2.95m)

Family Bathroom

Double Garage - 17'7" x 16'11" (5.36m x 5.16m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

DESCRIPTION

The accommodation is both spacious and versatile, comprising a welcoming entrance hall, a generous open-plan kitchen/dining/family area with modern fitted units and bi-fold doors leading to the garden, a separate lounge with feature fireplace, and a separate dining room/study. A utility room, downstairs cloakroom and internal access to the double garage complete the ground floor.

Upstairs there are four well-proportioned bedrooms, with the master bedroom enjoying its own stylish en-suite shower room. The three other bedrooms are a fantastic size and there is a modern & contemporary family bathroom with bath and separate shower.

Outside, the property enjoys a beautifully landscaped rear garden, designed with entertaining in mind. A paved patio and sunken seating area make the most of the stunning open countryside views, while the lawn and planted borders provide colour and charm. To the front, there is a large block-paved driveway providing ample parking for several vehicles along with a Double Garage.

This is a wonderful opportunity to acquire a high-quality home in a sought-after village setting, offering spacious accommodation.