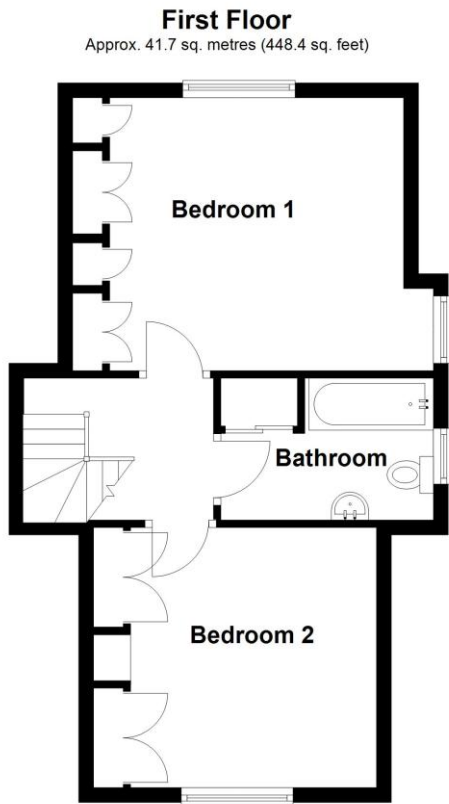
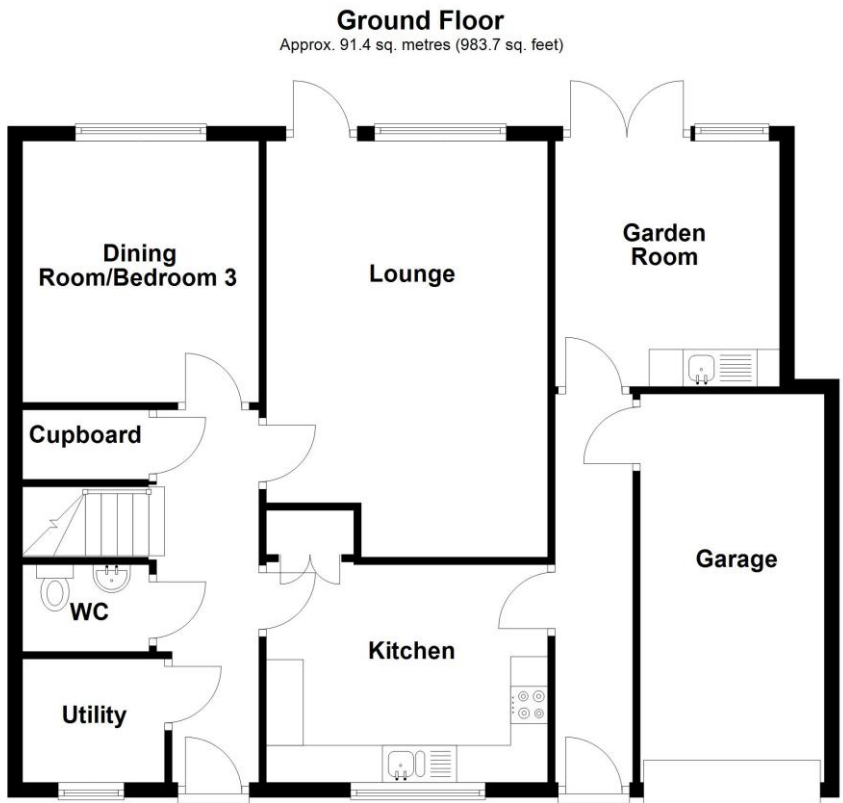


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 133.0 sq. metres (1432.1 sq. feet)



4 Ancaster Drive, Sleaford, Lincolnshire, NG34 7LY

£350,000 Freehold

An attractive and deceptively spacious detached chalet-style home offering versatile accommodation, generous living space and a beautifully established rear garden. Positioned within a popular residential area, the property benefits from ample driveway parking and an integral garage.

Detached Chalet-Style Property | Two First-Floor Bedrooms | Versatile Ground Floor Layout | Lounge & Garden Room | Modern Fitted Kitchen With Island | Integral Garage & Ample Parking | Generous, Private Rear Garden | Decked Pergola Seating Area | Detached Garden Studio / Home Office



The welcoming frontage features a gravel driveway providing off-road parking, leading to the garage and a distinctive entrance with a contemporary front door.

There is a bright garden room enjoying direct access to the garden via French doors, and a separate dining room, which could alternatively serve as a third bedroom or home office.

The modern fitted kitchen is well-appointed with ample storage, integrated appliances and a central island, and is complemented by a useful utility room and a ground floor WC, adding to the home's practicality.

Upstairs, the first floor hosts two generous double bedrooms, both benefiting from fitted wardrobes, along with a well-presented family bathroom.

Outside, the rear garden is a particular highlight, it is a generous and private space mainly laid to lawn, with mature planting and multiple seating areas. A substantial decked terrace with pergola provides an ideal spot for outdoor dining, while a detached garden studio offers excellent potential as a home office, hobby room or gym.

Overall, this is a well-maintained and versatile home offering a superb balance of indoor and outdoor living, early viewing is highly recommended to appreciate the space and flexibility on offer.



ACCOMMODATION

Entrance Hall

Kitchen - 12'5" x 9'10" (3.78m x 3m)

Utility Room - 6'3" x 5'6" (1.9m x 1.68m)

WC - 5'7" x 3'10" (1.7m x 1.17m)

Dining Room/ Bedroom 3 - 11'7" x 10'6" (3.53m x 3.2m)

Lounge - 18'5" x 12'5" (5.61m x 3.78m)

Kitchen - 12'5" x 9'10" (3.78m x 3m)

Garden Room - 10'10" x 9'11" (3.3m x 3.02m)

Garage - 17'6" x 8'2" (5.33m x 2.5m)

Bedroom One - 14' x 11'9" (4.27m x 3.58m)

Bedroom Two - 12'2" x 11'6" (3.7m x 3.5m)

Bathroom - 9'5" x 6'3" (2.87m x 1.9m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

