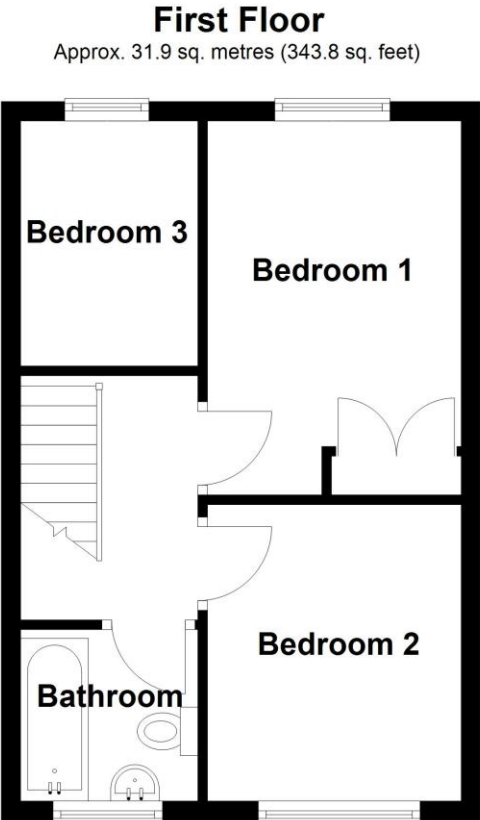
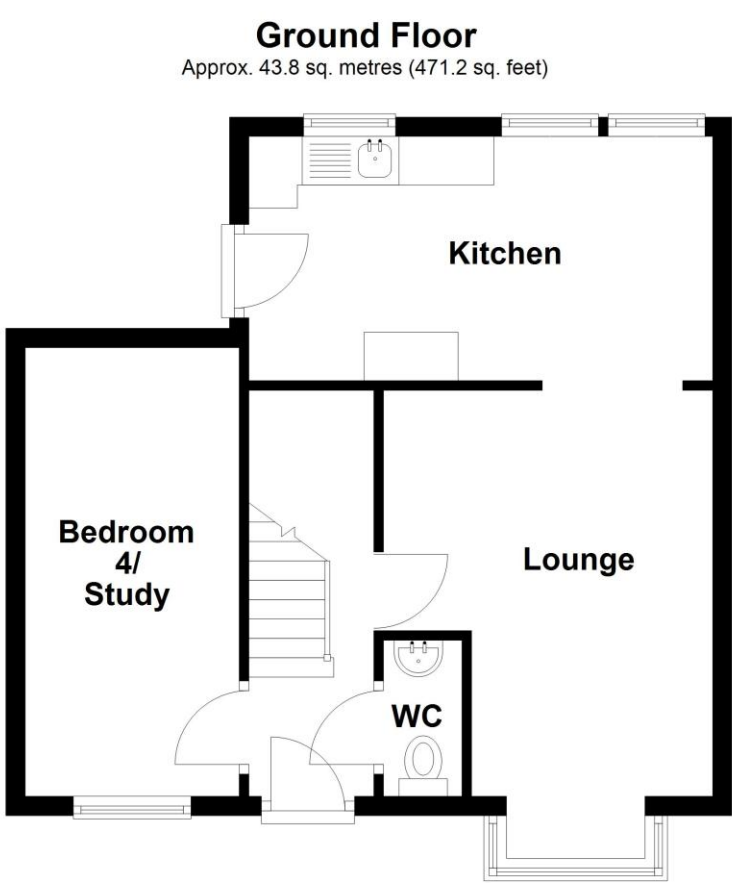


Bristol Way, Sleaford, Lincolnshire

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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 75.7 sq. metres (815.0 sq. feet)



5 Bristol Way, Sleaford, Lincolnshire, NG34

£210,000 Freehold

Winkworth are delighted to bring to the market a delightful three/four-bedroom semi-detached property offering modern living in a peaceful residential setting. Ideal for families, professionals, or first-time buyers, this home provides a perfect balance of comfort, practicality, and style.

The ground floor features a bright and inviting lounge, leading through to a well-presented kitchen/diner fitted with modern cabinetry, wooden worktops, and direct access to the rear garden—perfect for indoor-outdoor living. A convenient downstairs WC and internal access to the garage which has been converted into a bedroom by the current owners.

Stylish semi-detached home | Spacious lounge with feature fireplace | Modern kitchen/diner with French doors to garden | Three/four well-proportioned bedrooms | Contemporary family bathroom & downstairs WC | Private rear garden with decking & shed | Driveway providing off road parking | Double glazing & gas central heating | Excellent location close to schools, amenities & transport links



radiator.

1st Floor Landing - A dog legged staircase with UPVC window to side aspect rises from entrance hall to 1st floor landing having airing cupboard and loft access.

Bedroom 1 - 12'8" x 8'7" (3.86m x 2.62m) UPVC window to rear aspect, built in double wardrobe, radiator, wood effect flooring.

Bedroom 2 - 10' x 8'2" (3.05m x 2.5m) UPVC window to front aspect, wood effect flooring, radiator.

Bedroom 3 - 8'3" x 6' (2.51m x 1.83m) UPVC window to rear aspect, wood effect flooring, radiator.

Bathroom - Opaque glazed UPVC window to front aspect, fitted with a 3 piece suite comprising panelled bath with electric shower over, close coupled WC, pedestal hand wash basin, chrome heated towel rail, majority ceramic wall tiling.

Outside - To the front of the property is a tarmac and paved parking area offering off street parking for 2 vehicles with the front garden being lawned with a shrub border.

The rear Gardens offer a high degree of privacy and are principally laid to shaped lawn with a paved side patio, raised decked seating area, gravelled seating area, low maintenance gravelled side border, shed.

ACCOMMODATION

Entrance Hall - approach via a part glazed composite door, having staircase to 1st floor, wood effect flooring, radiator.

Cloakroom - Opaque glazed UPVC window to front aspect, fitted with a modern 2 piece suite comprising close coupled WC, vanity unit housing hand wash basin, radiator, half height wall tiling.

Groundfloor Bedroom - 16' x 7'3" (4.88m x 2.2m) UPVC window to front aspect, radiator, wood effect flooring.

Living Room - 14' x 11'4" (4.27m x 3.45m) Having walk in UPVC box bay window to front aspect, ornamental adam style fireplace with marble hearth, understairs storage cupboard, television point, radiator.

Kitchen Dining Room - 14'9" x 9'4" (4.5m x 2.84m) Having patio doors and UPVC window to rear aspect, half glazed UPVC door to side aspect, being recently refitted with range of shaker style base and eye level units with oak work surfacing over, composite one and a half bowl sink, gas hob and electric oven, space for fridge and washing machine, ceramic tiled flooring,



TENURE

Freehold

COUNCIL TAX BAND

North Kesteven- B