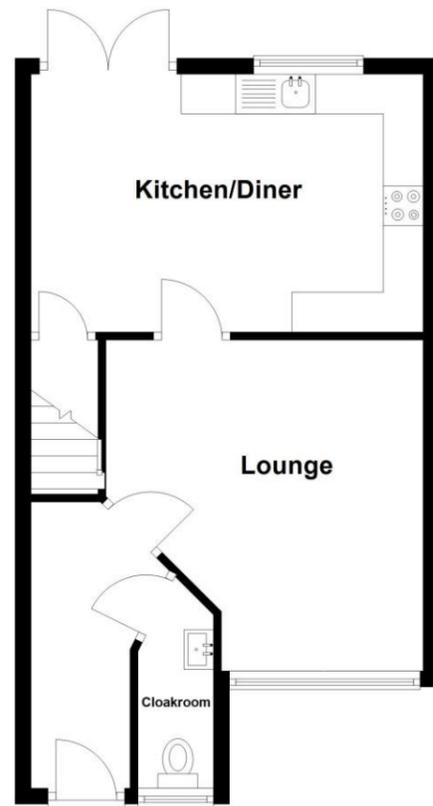


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

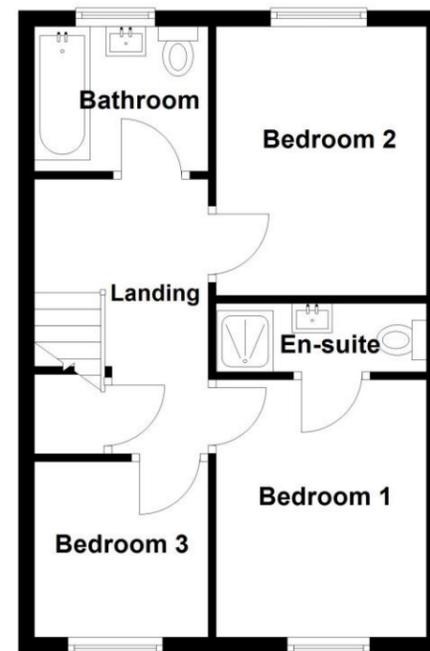
Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.3 sq. feet)



9 Newstead Street, Sleaford, Lincolnshire, NG34 6AQ

£199,950 Freehold

NO CHAIN We are pleased to offer this well presented, spacious and beautifully maintained three-bedroom semi-detached home, located within the highly popular Handley Chase development.

Built only a few years ago, the property boasts well-proportioned living accommodation throughout and benefits from gas central heating, uPVC double glazing and a block-paved driveway providing ample off-road parking to the front.

THREE BEDROOM SEMI DETACHED HOME | BLOCK PAVED DRIVEWAY | GENEROUSLY PROPORTIONED REAR GARDEN | DOWNSTAIRS CLOAKROOM | STYLISH KITCHEN & BATHROOMS | WELL PRESENTED | POPULAR DEVELOPMENT | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING



Bedroom 1 - 10'8" x 8'8" (3.25m x 2.64m)

En-suite

Bedroom 2 - 11'1" x 8'8" (3.38m x 2.64m)

Bedroom 3 - 7'3" x 7'3" (2.2m x 2.2m)

Bathroom



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

The accommodation briefly comprises a welcoming entrance hall, a convenient ground floor cloakroom, a stylish and contemporary dining kitchen with integrated appliances, and a generous lounge. To the first floor are three well-sized bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom.

Externally, the property enjoys a block-paved driveway to the front and a generously sized, fully enclosed rear garden, ideal for family living and entertaining.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 13'8" x 12'11" (4.17m x 3.94m)

Kitchen/Diner - 16'2" x 10'8" (4.93m x 3.25m)

