



43 Beech Rise, Sleaford, Lincolnshire, NG34

£189,950 Freehold

A well-presented three-bedroom home, offering generous living space, a conservatory and a good-sized rear garden. The property is ideal for a range of buyers, including families, downsizers or those looking to put their own stamp on a home.

The ground floor is accessed via a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a spacious lounge, and a big dining kitchen, fitted with a range of wood-effect units, ample worktop space and room for appliances. There is space for a dining table, making it a practical and sociable area. From the kitchen, a door leads into the conservatory, which

Well-Presented Three Bedroom Home | Spacious Lounge | Large Dining Kitchen | Conservatory Overlooking The Garden | Three Bedrooms | Two Good-Sized Double Bedrooms | Generous Rear Garden | Parking For 2-3 Vehicles | Popular Residential



offers excellent additional living space and enjoys views over the rear garden, making it ideal as a sitting area, or playroom.

Upstairs, the first floor offers three bedrooms, including two good-sized doubles and a third bedroom that would work well as a child's room or home office. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Outside, the rear garden is mainly laid to lawn with space for outdoor seating and entertaining, and benefits from a good degree of privacy. To the side of the property is a tarmac driveway offering parking for 2-3 cars.

ACCOMMODATION

Entrance Hall

Lounge - 17'7" x 11'4" (5.36m x 3.45m)

Kitchen/Diner - 17'7" x 10'9" (5.36m x 3.28m)

Conservatory - 11'9" x 9'3" (3.58m x 2.82m)

Bedroom One - 11'8" x 11' (3.56m x 3.35m)

Bedroom Two - 11'7" x 10' (3.53m x 3.05m)

Bedroom Three - 7'9" x 7'6" (2.36m x 2.29m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

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.

