



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Fl

