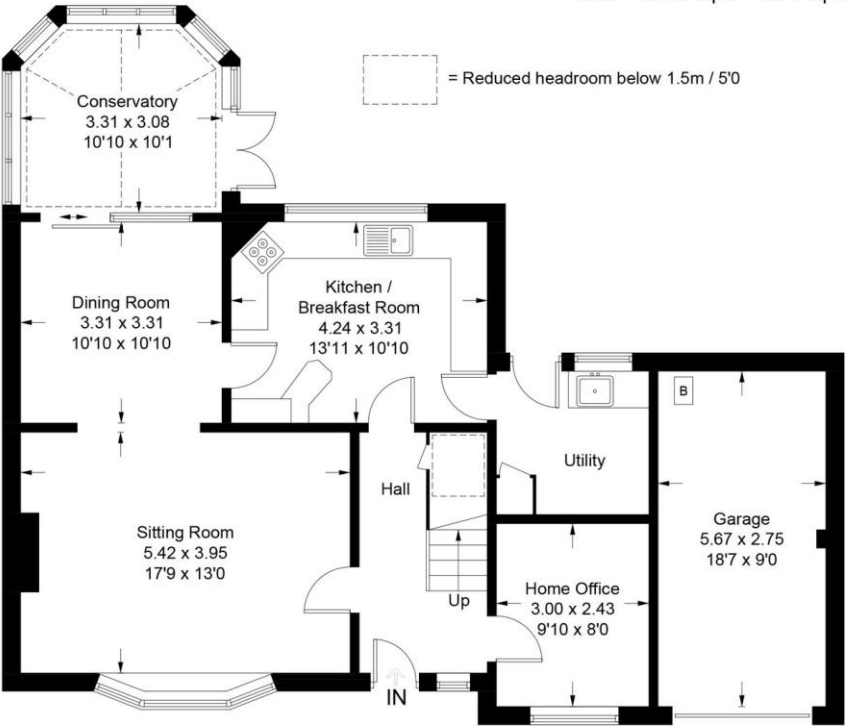


EPC TO FOLLOW

72 Ancaster Drive

Approximate Gross Internal Area
Ground Floor = 97.7 sq m / 1052 sq ft
First Floor = 56.6 sq m / 609 sq ft
Total = 154.3 sq m / 1661 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



72 Ancaster Drive, Sleaford, Lincolnshire, NG34 7LY

£325,000 Freehold

Situated on Ancaster Drive, this spacious four-bedroom detached family home offers generous and versatile accommodation extending to approximately 1600 sq ft, together with an attractive established garden, ample driveway parking and an integral garage.

Four Bedroom Detached Family Home | Approx. 1,600 Sq Ft | Spacious Sitting Room | Separate Dining Area | Conservatory | Kitchen/Breakfast Room | Separate Utility Room | Ground Floor Home Office | Four Well-Proportioned Bedrooms | Family Bathroom | Generous Rear Garden | Mature & Established Gardens | Ample Driveway Parking | Integral Garage



The ground floor is centred around a particularly spacious sitting room, featuring a bay window to the front and fireplace, which flows through into a separate dining area and onwards to the conservatory overlooking the rear garden. The kitchen/breakfast room provides plenty of storage and worktop space, while a separate utility room adds further practicality. A useful home office and a downstairs cloakroom completes the ground-floor accommodation and provides an ideal space for those working from home.

Upstairs, the property offers four well-proportioned bedrooms, several benefiting from fitted storage, alongside the family bathroom. The flexible layout makes the property particularly well suited to growing families or those requiring additional bedroom and workspace accommodation.

Outside, the property enjoys an impressive frontage with a sweeping block-paved driveway providing ample off-road parking and access to the integral garage. To the rear is a generous and well-established garden, mainly laid to lawn with mature trees, shrubs and hedging providing an attractive and private setting. A paved patio offers space for outdoor seating and entertaining.



A substantial detached home with excellent living space both inside and out, offering plenty of potential for a purchaser to update and personalise to their own taste.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Sitting Room - 17'9" x 13' (5.4m x 3.96m)

Dining Room - 10'10" x 10'10" (3.3m x 3.3m)

Kitchen / Breakfast Room - 13'11" x 10'10" (4.24m x 3.3m)

Conservatory - 10'10" x 10'1" (3.3m x 3.07m)

Home Office - 9'10" x 8' (3m x 2.44m)

Bedroom One - 13'1" x 9'11" (4m x 3.02m)

Bedroom Two - 12'10" x 10'10" (3.9m x 3.3m)

Bedroom Three - 12' x 10'10" (3.66m x 3.3m)

Bedroom Four - 9'8" x 7'10" (2.95m x 2.4m)

Family Bathroom

Garage - 18'7" x 9' (5.66m x 2.74m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

