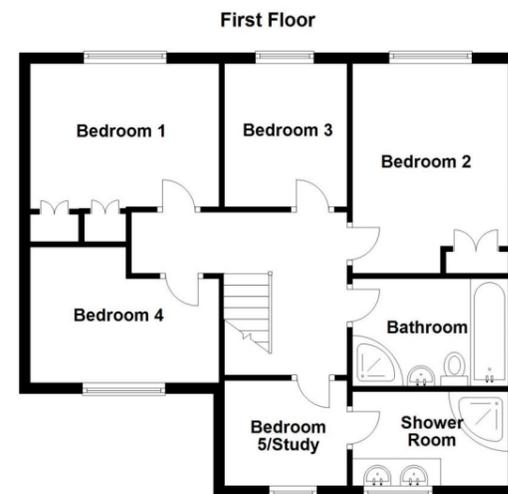
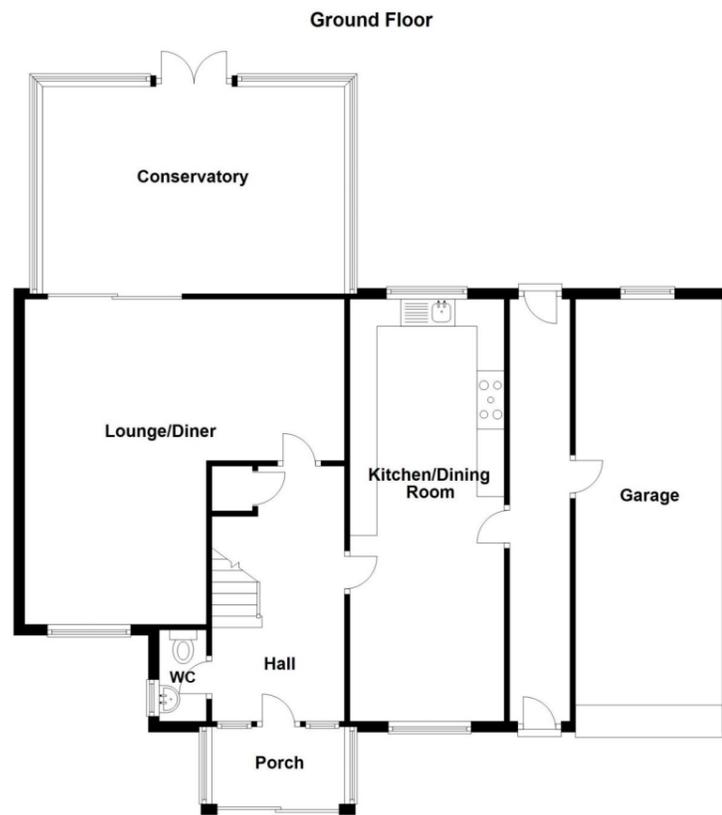


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



1 Wesley Close, Sleaford, Lincolnshire, NG34 7LX

£450,000 Freehold

We are delighted to present this extended Five Bedroom Detached Family Home located in an extremely desirable residential area in the market town of Sleaford. Positioned in a cul-de-sac, this boasts a large non overlooked rear garden and ample parking to the front. The property is well presented and offers well proportioned accommodation throughout and has undergone a fresh scheme of decoration in numerous rooms. There is a huge L-shaped Lounge with French doors into an extremely spacious Conservatory opening out onto the garden. The property further benefits from a large Kitchen/Dining Room being dual aspect and boasting ample worktop & storage space. To the first floor, there are Four well proportioned Bedrooms with a Fifth Room which could be used as another Bedroom or Study, which has an En-Suite Shower Room. There is also a separate Family Bathroom. The internal accommodation comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner, Conservatory, Utility Area, Five Bedrooms, En-Suite Shower Room, Family Bathroom and Garage. The property further benefits from Gas Central Heating and full UPVC Double Glazing throughout

Five Bedroom Detached Family Home | Well Presented | Generously Proportioned Accommodation | Large L Shaped Lounge | 29' Kitchen/Dining Room | Spacious Double Width Conservatory | Ample Parking | Large Non Overlooked Garden | Gas Central Heating | UPVC Double Glazing | Garage | Sought After Location



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 19'8" x 19'4" (6m x 5.9m)

Kitchen/Diner - 26'7" x 9'5" (8.1m x 2.87m)

Conservatory - 18'3" x 12'6" (5.56m x 3.8m)

Bedroom One - 11'5" x 10'9" (3.48m x 3.28m)

En-Suite Shower Room

Bedroom Two - 14' x 9'4" (4.27m x 2.84m)

Bedroom Three - 10'9" x 7'4" (3.28m x 2.24m)

Bedroom Four - 11'9" x 6'6" (3.58m x 1.98m)

Bedroom Five/Study - 7' x 5'8" (2.13m x 1.73m)

Family Bathroom

Garage - 26'7" x 8'11" (8.1m x 2.72m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D