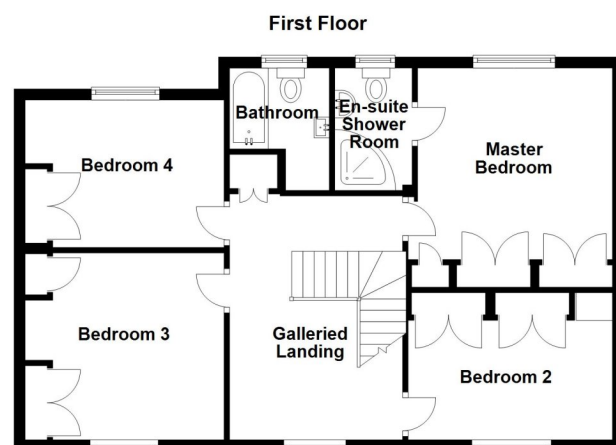
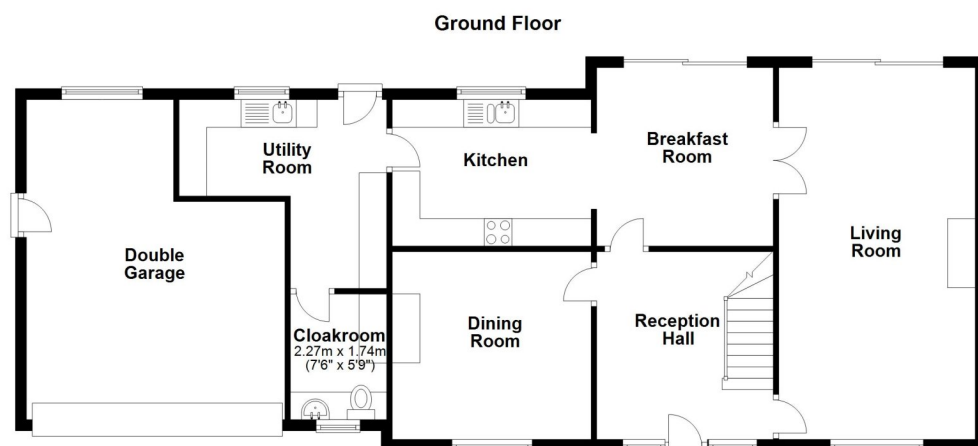


**Beech House, Tower View, Sleaford, Lincolnshire**

*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.*

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         | 77        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



**Beech House, 1 Tower View, Sleaford, Lincolnshire, NG34 7TE**

£550,000 Freehold

Being located on one of Sleaford most desirable street Beech House offers not only a very desirable location but also spacious accommodation with an updated kitchen, bathroom and ensuite and an incredible established southerly facing rear garden.



Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

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See things differently.

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SUPERB ESTABLISHED SOUTHERLY FACING REAR GARDEN | ONE OF THE MOST POPULAR STREETS OF SLEAFORD | DETACHED HOME | FOUR DOUBLE BEDROOMS | UPDATED KITCHEN, BATHROOM & EN-SUITE | AMPLE OFF ROAD PARKING | DOUBLE GARAGE



See things differently.



## ACCOMMODATION

**Reception Hall** - Approached by a part glazed UPVC door with 2 full height opaque glazed side windows, having wood effect flooring, dog legged staircase to the 1st floor, understairs cupboard, coving to ceiling.

**Living Room** - 22'1" x 11'8" (6.73m x 3.56m) Being dual aspected with UPVC window to front aspect, UPVC patio doors to rear aspect leading to garden, recently installed Multi fuel burning stove in stone effect Adam style fireplace with recessed fitment, television point, radiator, wall lights, double doors to breakfast room.

**Dining Room** - 12'7" x 10'9" (3.84m x 3.28m) UPVC window to front aspect, Adam style fireplace with living flame gas dog grate in recessed fitment, radiator, coving to ceiling.

**Breakfast Room** - 10'8" x 10'5" (3.25m x 3.18m) UPVC patio doors to rear aspect leading to garden, wood effect flooring, radiator, archway to kitchen.

**Kitchen** - 10'9" x 8'8" (3.28m x 2.64m) UPVC window to rear aspect, fitted with a modern range of base, eye level and larder shaker style units with wood effect bevel edged work surfacing and upstands, composite one and a half bowl sink, ceramic hob, eye level oven and separate microwave, built in fridge, ceramic tiled flooring, coving to ceiling.

**Utility Room** - 12'5" x 11'2" max (3.78m x 3.4m max) Being an L shaped room with UPVC door and window to rear aspect, fitted with a range of complimentary shaker style base eye level and larder units with wood effect work surfacing, composite sink,, water softener, built in dishwasher and fridge/freezer, ceramic tiled flooring.

**Cloakroom** - Opaque glazed UPVC window to front aspect, fitted with a modern vanity unit housing WC and hand wash basin.

**Galleried Landing** - Dog legged staircase rises from reception hall to galleried 1st floor landing having UPVC window to front aspect, double airing cupboard housing hot water cylinder, radiator, coving to ceiling.

**Master Bedroom** - 12'7" x 11'8" (3.84m x 3.56m) UPVC window to rear aspect, fitted with a bank of built in wardrobes with a range of hanging and shelved storage, bedside tables and drawers, television point, wall lights television point, radiator.

**En-Suite** - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising corner shower cubicle with mains fed shower over, contemporary WC and wall mounted hand wash basin, feature radiator and fully ceramic tiled walls and flooring.



**Bedroom 2** - 11'9" x 9' (3.58m x 2.74m) UPVC window to front aspect, fitted with a range of bedroom furniture to include wardrobes, over head storage and bedside table.

**Bedroom 3** - 10'9" x 9'9" (3.28m x 2.97m) UPVC window to rear aspect, fitted with built in double wardrobes and bedside tables, radiator, coving to ceiling.

**Bedroom 4** - 11'9" x 8'7" (3.58m x 2.62m) UPVC window to front aspect, fitted with a generous range of furniture including wardrobes drawers and dressing table, radiator, coving to ceiling.

**Outside** - The property is fronted by a well established beech hedge with the garden being laid to lawn with shrub borders and a spacious block paved driveway and turning area leading to the DOUBLE GARAGE 20'1" x 15'4" max, being L shaped with a recently fitted electric roller door, car charging point, window to rear aspect and personal door to side aspect.

The rear garden is of particular note being very well established and southerly aspected. There is a generous paved patio spanning the rear of the property with inset shrub and flower beds, a large greenhouse and electric awning, the garden offers well tended shaped beds and borders with mature tree shrubs and flowers with a shaped lawn vine covered pergola and is truly stunning.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

F