

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	<div>74</div>	<div>86</div>	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



93 Winchester Way, Sleaford, Lincolnshire, NG34 8WJ

£199,950 Freehold

Winkworth are delighted to offer for sale this Three Bedroom Home which is immaculately presented throughout and benefits from spacious accommodation.

The internal accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Three double Bedrooms and a Family Bathroom.

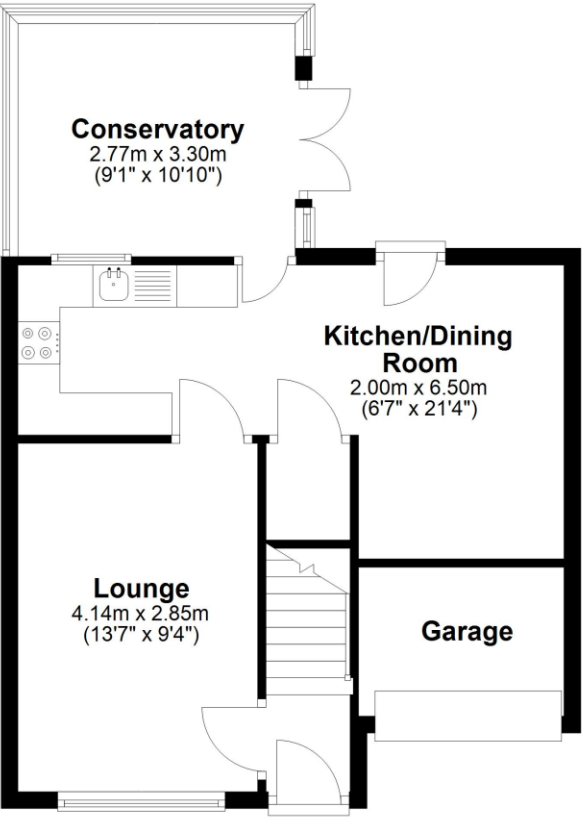
To the front of the property is a gravel driveway offering ample off street parking for up to three vehicles leading to the garage. The garage has been partially converted to create a large open plan Kitchen/Diner, whilst still retaining storage space at the front of the garage.

The rear garden is of particular note, being non-overlooked, westerly aspected, enclosed to all aspects and boasts an extended paved patio area leading to a decked seating area. There is also a timber outbuilding with light and power.

THREE DOUBLE BEDROOMS | AMPLE PARKING | IMMACULATLY PRESENTED | BEAUTIFULLY LANDSCAPED GARDEN | NON OVERLOOKED | STUNNING KITCHEN | MODERN FITTED BATHROOM | POPULAR LOCATION | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING

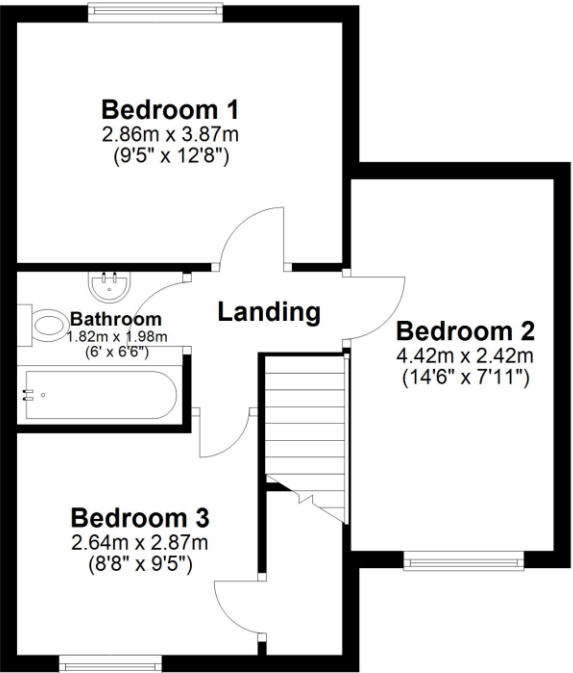
Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 sq. feet)



LOCAL AUTHORITY
North Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
B



ACCOMMODATION

Entrance Hall

Lounge - 13'7" x 9'4" (4.14m x 2.84m)

Kitchen/Dining area - 21'4" x 11'5" (6.5m x 3.48m)

Conservatory - 10' x 10' (3.05m x 3.05m)

Bedroom 1 - 10'6" x 9'5" (3.2m x 2.87m)

Bedroom 2 - 14'6" x 7'10" (4.42m x 2.4m)

Bedroom 3 - 9'5" x 9'4" (2.87m x 2.84m)

Bathroom - 6'4" x 6 (1.93m x 6)

Garage

