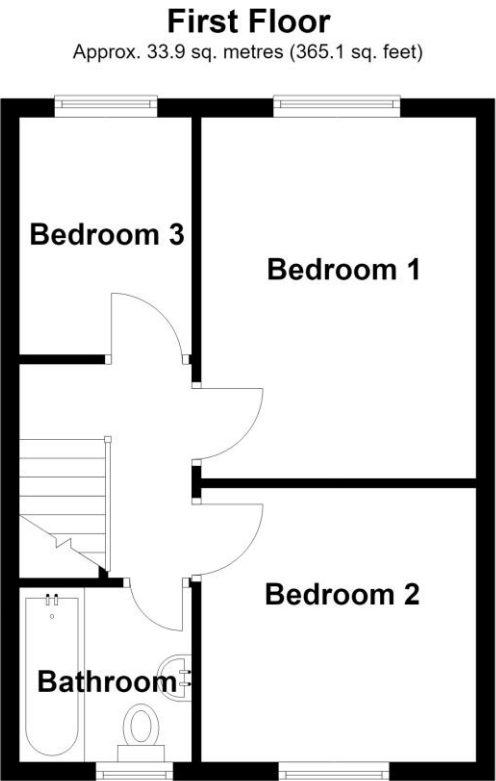
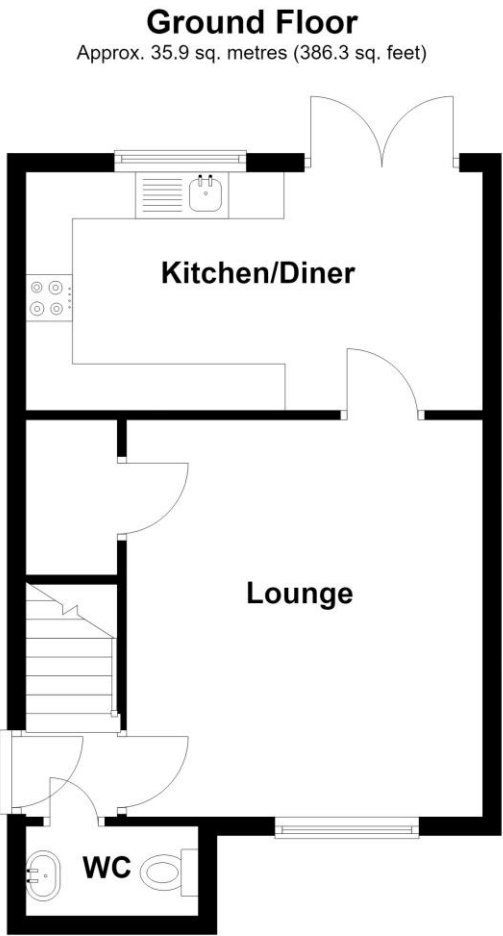


Bristol Way, Sleaford, Lincolnshire

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 69.8 sq. metres (751.4 sq. feet)



27 Bristol Way, Sleaford, Lincolnshire, NG34 7AE

£190,000 Freehold

Winkworth are delighted to bring to the market a delightful three bedroom semi-detached property offering modern living in a peaceful residential setting. Ideal for families, professionals, or first-time buyers, this home provides a perfect balance of comfort, practicality, and style.



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See things differently.

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See things differently.

NO CHAIN | THREE BEDROOM SEMI-DETACHED HOME | AMPLE PARKING | LOW MAINTENANCE REAR GARDEN | DOWNSTAIRS W/C | WALKING DISTANCE TO TOWN CENTRE | IMMACULATELY PRESENTED | MODERN FITTED BATHROOM

DESCRIPTION

The ground floor features a bright and inviting lounge, leading through to a well presented kitchen/diner fitted with modern cabinetry, complementary worktops, and direct access to the rear garden. There is also a modern downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a versatile third bedroom. The family bathroom is finished to a high standard with a three piece suite with shower over the bath.

Outside, the property benefits from a well-maintained front garden and a driveway providing off-road parking. The private rear garden is landscaped with a lawn, and a decked seating area, ideal for relaxing or entertaining.

Located close to local amenities, schools, and excellent transport links, this is a move-in-ready home in a prime location.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge- 14' x 11'3" (4.27m x 3.43m)

Kitchen Diner - 14'9" x 8'3" (4.5m x 2.51m)

Bedroom 1 - 12'6" x 8'6" (3.8m x 2.6m)

Bedroom 2 - 9'9" x 8'1" (2.97m x 2.46m)

Bedroom 3 - 8'3" x 6' (2.51m x 1.83m)

Garage - 17'6" x 7'7" (5.33m x 2.3m)

**Agents Note**- Management fees may apply, please contact us for more information. Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

