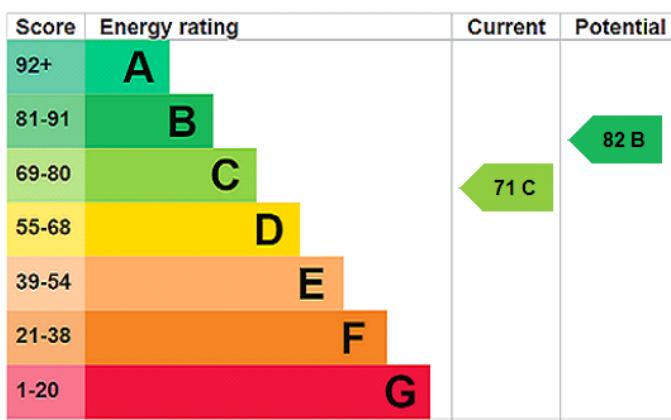


Birchwood Road, Sleaford, Lincolnshire

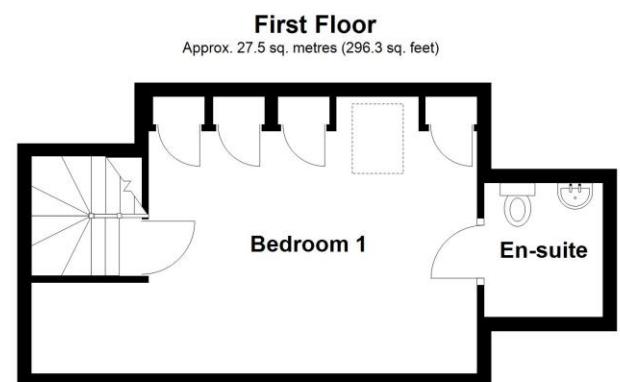
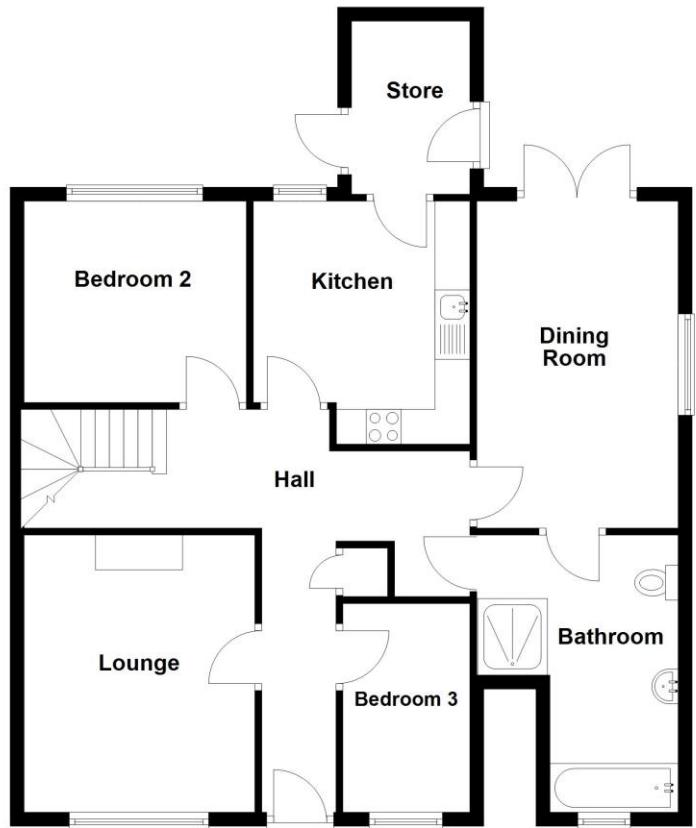
Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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.



Ground Floor
Approx. 84.7 sq. metres (911.9 sq. feet)



Total area: approx. 112.2 sq. metres (1208.2 sq. feet)



14 Birchwood Road, Sleaford, Lincolnshire, NG34 8UG

£195,000 Freehold

This extended semi-detached bungalow, complete with an attic conversion, offers spacious and flexible accommodation throughout.

You enter into a bright hallway which leads through to the lounge, which boasts a fireplace. Off the hallway is a separate room that could be used as an office or additional bedroom, depending on your needs.



DESCRIPTION

The dining room, which could also be used as a bedroom, opens onto the rear garden through French doors, making it perfect for enjoying the outdoors and entertaining.

There is a well-designed Jack and Jill wet room with both a bath and separate shower, accessible from the hallway and one of the bedrooms.

The breakfast kitchen is fitted with integrated appliances including an oven, hob, washing machine and dishwasher. Another spacious bedroom completes the ground floor.

Upstairs, the converted attic offers another bedroom with a Velux window bringing in plenty of natural light. There is also eaves storage and a private en-suite WC.

The enclosed rear garden is easy to maintain and ideal for relaxing, with a patio area, raised beds and outdoor lighting and power.

A brick outbuilding with light and power is perfect for storage. To the front, the driveway offers parking for two cars.



ACCOMMODATION

Entrance Hall

Lounge - 13'1" x 10'10" (4m x 3.3m)

Kitchen - 11'6" x 10'2" (3.5m x 3.1m)

Dining Room - 15'5" x 9'6" (4.7m x 2.9m)

Bathroom - 13'1" x 9'6" (4m x 2.9m)

Bedroom One - 21' x 13'1" (6.4m x 4m)

En- suite - 6'3" x 5'7" (1.9m x 1.7m)

Bedroom Two - 10'6" x 9'6" (3.2m x 2.9m)

Bedroom Three - 9'10" x 6'7" (3m x 2m)

Store - 8'2" x 5'7" (2.5m x 1.7m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

