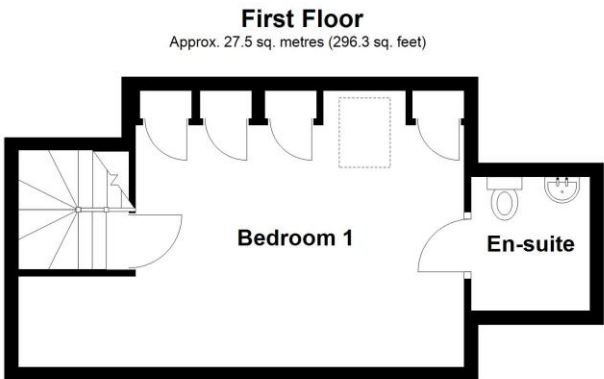
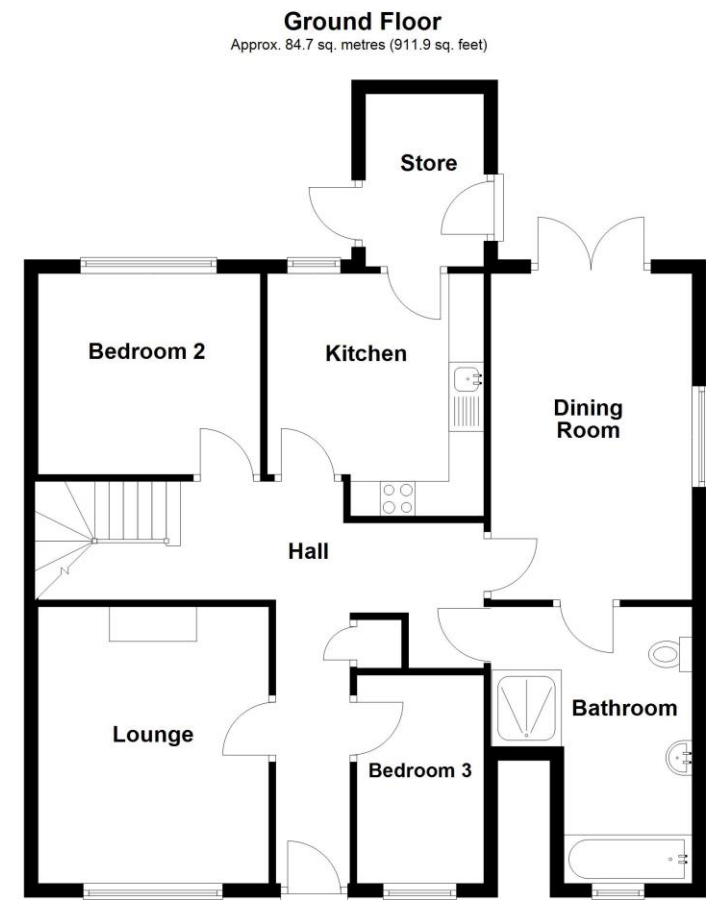


Birchwood Road, Sleaford, Lincolnshire

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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



14 Birchwood Road, Sleaford, Lincolnshire, NG34 8UG

£189,950 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.

Extended Semi-Detached Bungalow | Attic Conversion | Flexible Accommodation | Jack And Jill Wet Room | Kitchen With Integrated Appliances | Attic Bedroom With Velux Window | En-Suite WC To Attic Room | Enclosed Low-Maintenance Rear Garden | Brick Outbuilding With Power And Lighting | Driveway Parking For Two Vehicles





## 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" (4mx 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)

## 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.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

A

