

## Newstead Street, 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		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 16 Newstead Street, Sleaford, Lincolnshire, NG34

£205,000 Freehold

This immaculately presented three-bedroom semi-detached house is located on the highly sought-after Handley Chase development.

Offering spacious accommodation throughout, the property benefits from a generous Lounge, a large open-plan Kitchen Diner with integrated appliances, and a Cloakroom on the ground floor. Upstairs there are three well-proportioned bedrooms, with the master enjoying a modern en-suite, alongside a Family Bathroom.

Immaculately Presented | Spacious Lounge With Full Height Window | Large Open-Plan Kitchen Diner | Integrated Appliances | Master Bedroom With En-Suite | Landscaped Rear Garden | Off-Street Parking For Two Vehicles | Gas Central Heating | UPVC Double Glazing



**Bedroom 1** - 10'8" x 8'8" (3.25m x 2.64m)

**En-suite**

**Bedroom 2** - 0'10"11 x 8'8" (0.25m11 x 2.64m)

**Bedroom 3** - 7'3" x 7'3" (2.2m x 2.2m)

**Bathroom**

**Agents Note** - Management fees apply

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B



Externally, the home features a landscaped rear garden, perfect for outdoor entertaining, and off street parking for two cars to the front of the property. Additional highlights include gas central heating, UPVC double glazing, under-stairs storage, and a full height glazed window to the front aspect allowing plenty of natural light into the lounge.

Situated in a popular residential area, this property is ideal for families and offers convenient access to local schools, amenities, and transport links. With its modern finish, excellent condition, and attractive outside space, and early viewing is strongly recommended to fully appreciate the quality and standard of this home.

**ACCOMMODATION**

**WC**

**Living Room** - 14'6" x 8'4" (4.42m x 2.54m)

**Kitchen Dining Room** - 16'3" x 10'7" (4.95m x 3.23m)