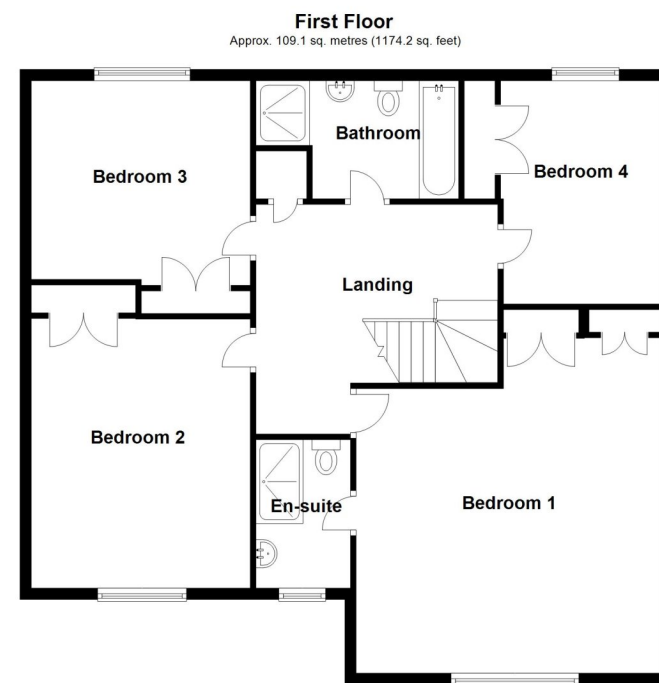
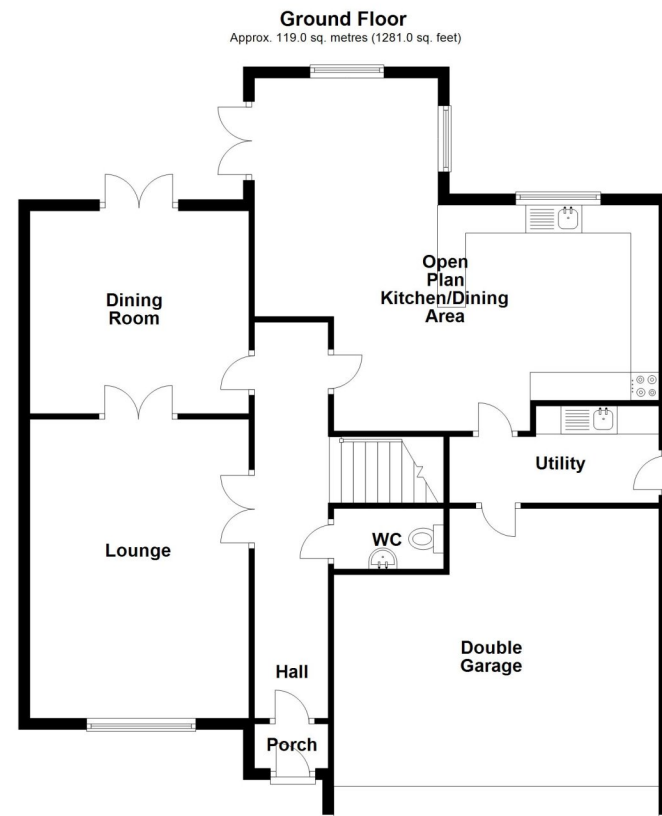


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 228.1 sq. metres (2455.2 sq. feet)



52 Rookery Avenue, Sleaford, Lincolnshire, NG34 7TY

£425,000 Freehold

This superbly presented Four Bedroom Detached Family Home has been vastly improved by the current vendor with the benefit of a newly fitted Kitchen with Quartz worktop and numerous built in appliances, modern fitted Bathrooms and a stunning extension boasting bifolding doors to the rear.

The accommodation comprises of Entrance Hall, Lounge, Dining Room, Open Plan Kitchen/Dining/Living Area, Utility, Downstairs W/C, Four Double Bedrooms, En-Suite to Master, Family Bathroom and a Double Garage.

A viewing is highly recommended to appreciate the size and quality this property has to offer.

EXTENDED FAMILY OPEN | STUNNING OPEN PLAN KITCHEN LIVING AREA | GERMAN KITCHEN | OAK VINEAR DOORS THROUGHOUT | HIGH SPECIFICATION | WELL PROPORTIONED BEDROOMS | DOUBLE GARAGE



ACCOMMODATION

Entrance Hall

Downstairs W/C

Living Room - 17'5" x 11'10" (5.3m x 3.6m)

Dining Room - 11'10" x 10'3" (3.6m x 3.12m)

Kitchen/Dining/Living Area - 24'3" x 21'1" (Max) (7.4m x 6.43m (Max))

Utility Room - 9'9" x 5'4" (2.97m x 1.63m)

Bedroom One - 15'1" x 14'10" (4.6m x 4.52m)

En-Suite Shower Room

Bedroom Two - 13'9" x 13'8" (4.2m x 4.17m)

Bedroom Three - 12' x 11'8" (3.66m x 3.56m)

Bedroom Four - 12'1" x 9'4" (3.68m x 2.84m)

Family Bathroom

Double Garage - 17'8" x 15'10" (5.38m x 4.83m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

