

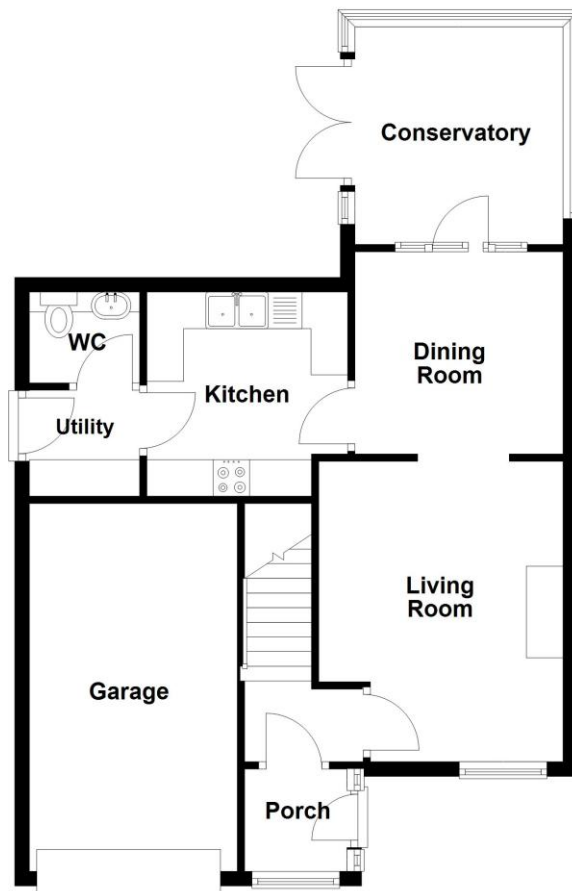
## Hawks Way, Sleaford, Lincolnshire

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

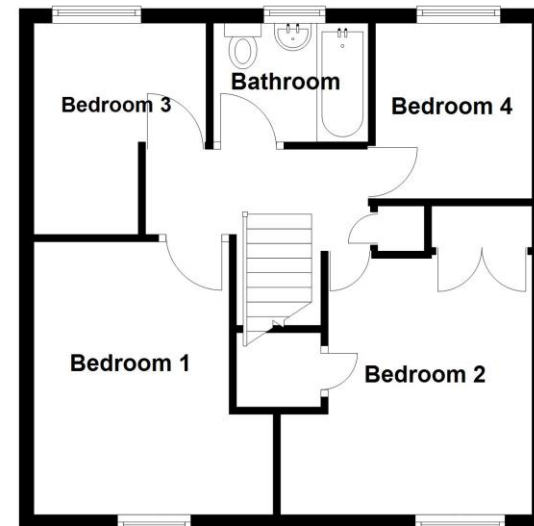
### Ground Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 109.1 sq. metres (1174.1 sq. feet)



## 5 Hawks Way, Sleaford, Lincolnshire, NG34 7UR

£275,000 Freehold

Located in a popular residential area of town just off Grantham Road in Sleaford, is this spacious Four Bedroom Detached Home with a westerly aspected rear garden which is non overlooked.

FOUR BEDROOM DETACHED | DRIVEWAY & GARAGE | IMMACULATELY PRESENTED THROUGHOUT | BEAUTIFULLY LANDSCAPED GARDEN | WELL PROPORTIONED ACCOMMODATION | CONSERVATORY | POPULAR RESIDENTIAL AREA | VIEWING HIGHLY ADVISED

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## DESCRIPTION

The property is conveniently located within easy walking distance of the town centre and schools. The property also benefits from Gas Central Heating & UPVC double glazing.

The internal accommodation comprises of Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, Four Bedrooms and a Family Bathroom.

Outside, to the front of the property is a tarmac driveway offering off street parking, as well as a further gravelled area with numerous flower beds, which could also be changed to accommodate further parking.

The rear garden is of particular note, being beautifully landscaped by the current vendors, being levelled with numerous decking areas, an entertaining/bar area perfect for those summer BBQ's two lawned areas, numerous edged borders well stocked with numerous mature plants, flowers and shrubs, and a seating area at the back with a swing chair. It is also westerly aspected and enclosed to all aspects.

A viewing on this property is highly recommended, as properties in this sought after area sell very quick!

## ACCOMMODATION

Porch

Entrance Hall

Living Room - 13'5" x 10'11" (4.1m x 3.33m)

Dining Room - 9'4" x 9'1" (2.84m x 2.77m)

Kitchen - 9'2" x 9' (2.8m x 2.74m)

Downstairs WC

Utility Room

Bedroom 1 - 12'3" x 11'4" (3.73m x 3.45m)

Bedroom 2 - 11'6" x 10'8" (3.5m x 3.25m)

Bedroom 3 - 9'6" x 7'9" (2.9m x 2.36m)

Bedroom 4 - 7'10" x 7' (2.4m x 2.13m)

Garage - 16'6" x 9'4" (5.03m x 2.84m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C