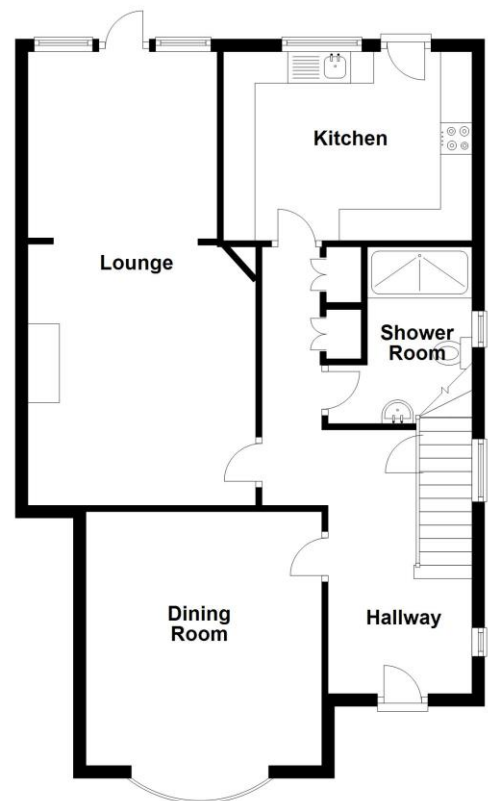


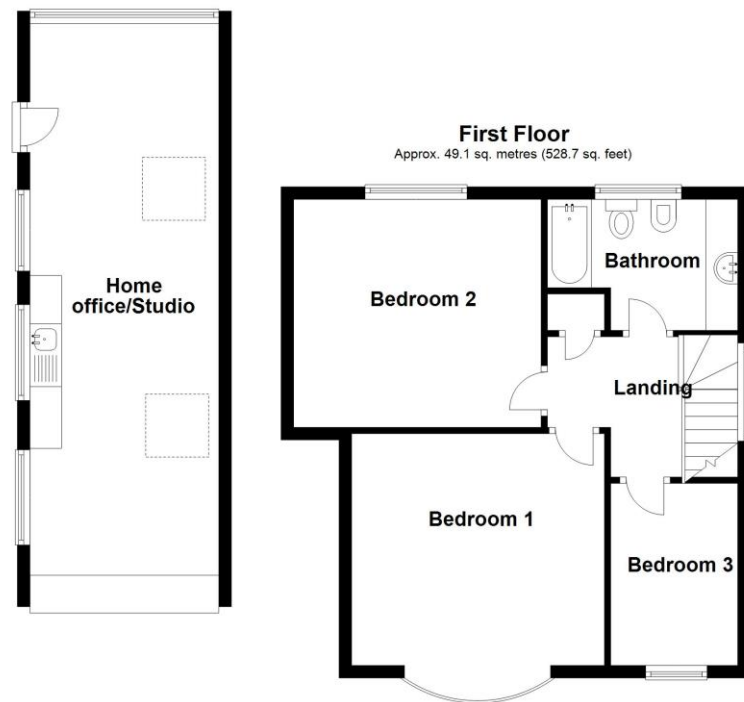
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 101.1 sq. metres (1088.4 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 150.2 sq. metres (1617.1 sq. feet)

## 17 Ickworth Road, Sleaford, Lincolnshire, NG34 7LJ

£365,000 Freehold

Winkworth are proud to offer for sale this stunning and individual family home located on one of the most desirable streets in Sleaford, just a short walk to the centre of Sleaford.

Extended Family Home | West Facing Rear Garden | Ample Parking | Stunning & Well Established Rear Garden | Home Office/Studio | Summer House & Shed | Extremely Sought After Location | Spacious Lounge and Dining Room | Downstairs Shower Room & Upstairs Family Bathroom | Three Well Proportioned Bedrooms | Well Presented Throughout | Viewing is Highly Advised





on! The rear garden is of particular note, being a credit to the current owner with a wide variety of established plants, trees and shrubs and edged borders. There is an extended block paved patio area perfect for seating, fencing and hedging to all aspects, four outside lights, outside tap, a summer house, separate garden shed, and most importantly, it's WEST FACING!

A viewing on this property cannot be highly enough recommended to fully appreciate the size and position of this fantastic family home.

### ACCOMMODATION

**Entrance Hall**

**Lounge** - 23'8" x 11'11" (7.21m x 3.63m)

**Kitchen/Breakfast Room** - 12'11" x 9'10" (3.94m x 3m)

**Dining Room** - 14'5" x 11'11" (4.4m x 3.63m)

**Downstairs Shower Room**

**Bedroom One** - 14'11" x 12' (4.55m x 3.66m)

**Bedroom Two** - 12'11" x 11'11" (3.94m x 3.63m)

**Bedroom Three** - 9'5" x 6'8" (2.87m x 2.03m)

**Family Bathroom**

**Home Office/Studio**- 29'6" x 9'10" (9m x 3m)

**Potting Shed/Summer House** - 11'6" x 7'11" (3.5m x 2.41m)

### DESCRIPTION

Winkworth are proud to offer for sale this stunning and individual family home located on one of the most desirable streets in Sleaford, just a short walk to the centre of Sleaford.

The property has been extended on the ground floor to create a spacious sitting room and a lovely light and airy Kitchen opening out onto the garden. There is also a Downstairs Shower Room as well as an upstairs Family Bathroom to accommodate for flexible living possibilities.

The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen Breakfast Room, Downstairs Shower Room, Three well-proportioned Bedrooms and a four piece suite Family Bathroom with a shower over the bath.

Outside to the front of the property, there is a large block paved driveway providing off street parking for up to three vehicles. There is also a fantastic home office/Studio built by the current vendors, which is fully double glazed, insulated, benefits from plumbing, boasting plenty of power points, doors to the front and side aspect, and Velux windows in the roof. There is an opportunity for this to be used for other purposes such as a home office, outside gym, playroom, the list goes

