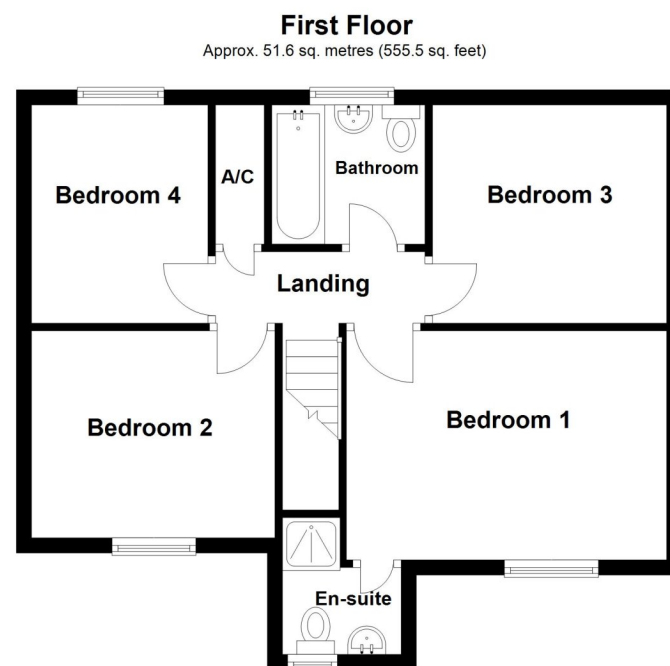
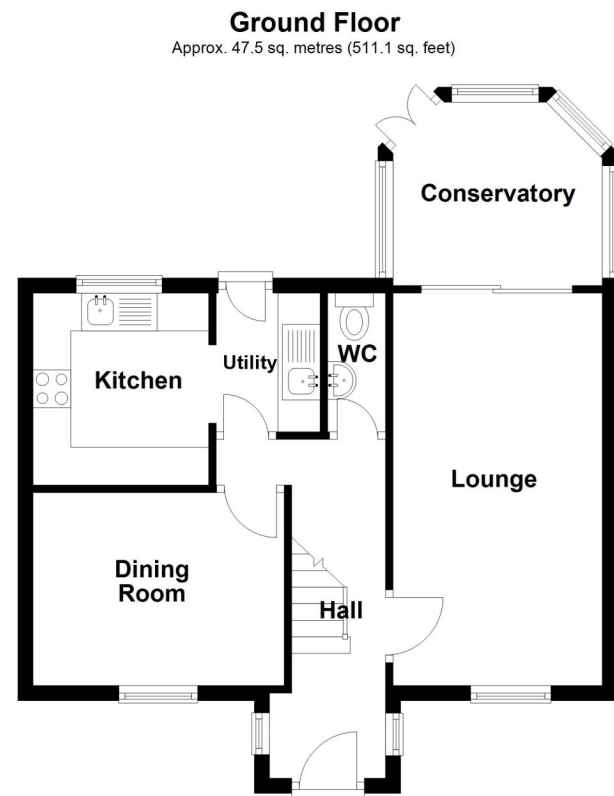


Forum Way, Sleaford, Lincolnshire

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		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(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. 99.1 sq. metres (1066.6 sq. feet)



21 Forum Way, Sleaford, Lincolnshire, NG34 7FF

£285,000 Freehold

Winkworth are delighted to offer for sale this Four Bedroom Detached Home sitting on a corner plot in a desirable part of Sleaford.

CORNER PLOT | FOUR BEDROOM DETACHED HOME | DETACHED GARAGE | UPVC WINDOWS | GAS CENTRAL HEATING | OFF STREET PARKING | LARGER THAN AVERAGE GARDEN | SPACIOUS ACCOMMODATION



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DESCRIPTION

The property is extremely well presented throughout and offers spacious accommodation with the addition of the Conservatory enjoying views over the garden.

The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Conservatory, Kitchen, Dining Room, Utility Room, Four Well Proportioned Bedrooms, En-Suite to Master & a Family Bathroom.

Outside, to the side of the property there is a block paved driveway offering off street parking for up to two vehicles, leading to the garage.

The rear garden is well maintained, principally laid to lawn with fencing and walling to all aspects, also having an outside light and outside tap. The garden extends to the side, enjoying a lovely corner plot with a large paved patio area, the perfect spot for enjoying the afternoon sun.

A viewing on this property is highly recommended to appreciate the size and position this lovely home has to offer.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 17' x 9'1" (5.18m x 2.77m)

Dining Room - 10'11" x 8'3" (3.33m x 2.51m)

Kitchen - 9' x 7'8" (2.74m x 2.34m)

Utility Room



Bedroom 1 - 13'1" x 8'8" (4m x 2.64m)

En-Suite Shower Room

Bedroom 2 - 11'11" x 11'3" (3.63m x 3.43m)

Bedroom 3 - 10'2" x 8'11" (3.1m x 2.72m)

Bedroom 4 - 8'11" x 7'6" (2.72m x 2.29m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D