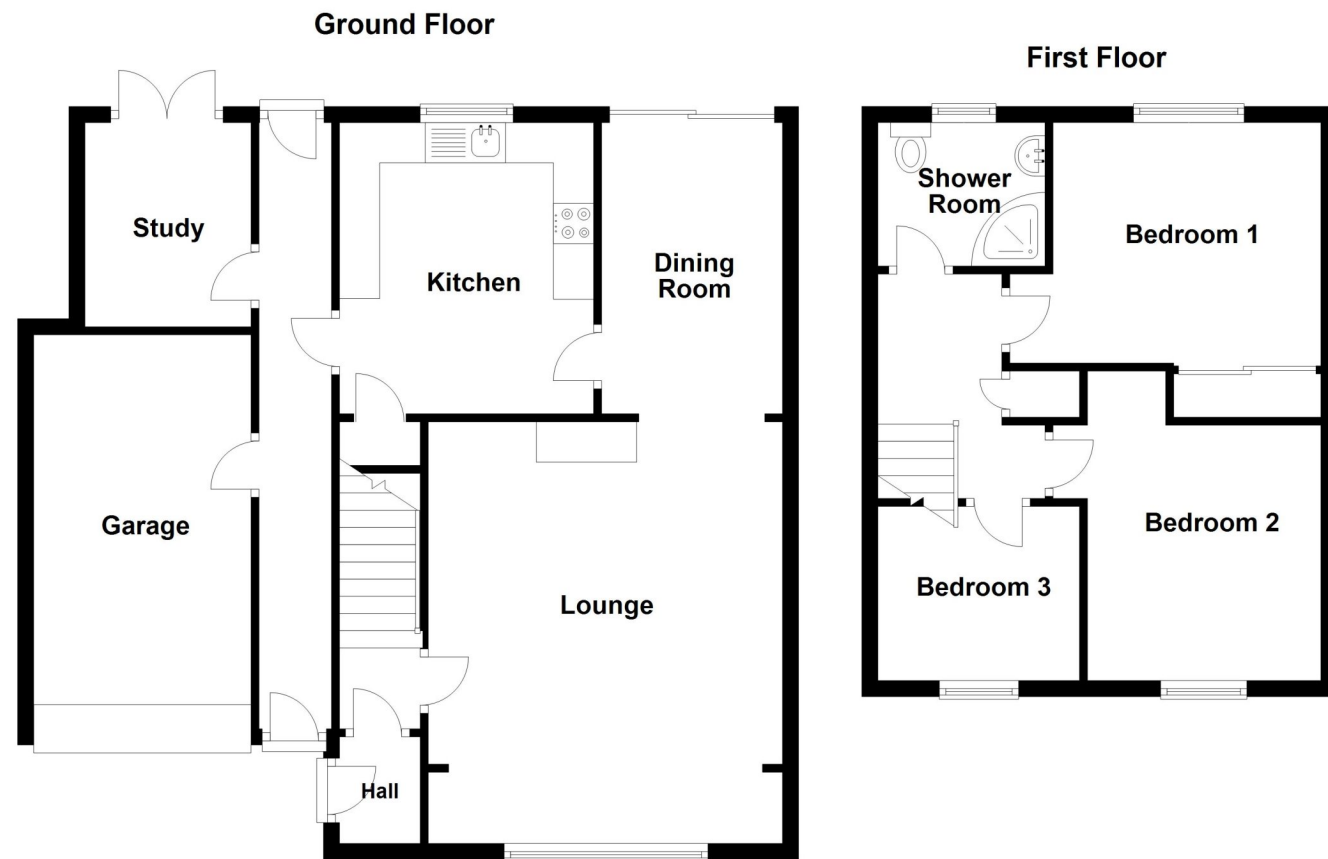


**St. Botolphs Road, Sleaford,  
Lincolnshire**

*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.*



**3 St. Botolphs Road, Sleaford, Lincolnshire, NG34 8AX**

**£259,950 Freehold**

We are pleased to offer for sale this immaculately presented Three Bedroom Detached family home which has been modernised throughout. There have been numerous improvements made by the current vendors with the addition of a recently refitted gas fired boiler, modern fitted Kitchen, stylish Shower Room and a fresh scheme of decoration throughout. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Study, Three Bedrooms, Shower Room & Garage. This lovely home is positioned in a quiet cul-de-sac and just a stone's throw from numerous amenities and a bus stop.

A viewing is highly advised.

MODERN THREE BEDROOM DETACHED HOME | IMMACULATEDLY PRESENTED THROUGHOUT | WELL PROPORTIONED ROOMS | STUNNING KITCHEN | MODERN FITTED SHOWER ROOM | TASTEFULLY DECORATED THROUGHOUT | GARAGE & DRIVEWAY | ESTABLISHED & ENCLOSED GARDEN | POPULAR LOCATION | CLOSE TO BUS LINKS

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## ACCOMMODATION

### Entrance Hall

Living Room - 16'5" x 14'6" (5m x 4.42m)

Dining Room - 9'10" x 7'5" (3m x 2.26m)

Kitchen - 9'10" x 9'9" (3m x 2.97m)

Study - 8'5" x 6'9" (2.57m x 2.06m)

Bedroom One - 11'4" x 9'10" (3.45m x 3m)

Bedroom Two - 10'5" x 9'4" (3.18m x 2.84m)

Bedroom Three - 8'1" x 7'3" (2.46m x 2.2m)

### Shower Room

Garage - 17'3" x 8'11" (5.26m x 2.72m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

