

**Alexandra 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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**35 Alexandra Road**

Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**35 Alexandra Road, Sleaford, Lincolnshire, NG34 7QW**

**£475,000 Freehold**

This beautifully custom-designed family bungalow is situated on a generously sized plot, offering both privacy and convenience. Located just a short walk from the town centre, shops, schools, and train station, it provides easy access to all essential amenities. Spanning over 2,000 sq ft, this property offers a blend of spacious living and practical features, making it an excellent choice for growing families or retirees.

Beautifully Custom Designed Family Bungalow | Generous Plot | Three Generous Sized Bedrooms | Family Room/Hobby Room | Plenty of Off Road Parking | Within Walking Distance of Town Centre | Enclosed Gardens

**Winkworth**

Winkworth Sleaford | 01529 303377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

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## DESCRIPTION

The bungalow boasts extensive gardens and ample parking space, enhancing its appeal for those who enjoy outdoor living. Inside, the property benefits from UPVC double glazing and gas central heating.

The accommodation includes three generously sized double bedrooms, a spacious family bathroom, a separate cloakroom for added convenience, and a converted integral garage which could be used as a family room/hobby room.

Overall, this bungalow combines practical features with spacious living areas, making it a versatile and desirable home for a wide range of buyers.



## ACCOMMODATION

### Entrance Hall

### Cloakroom

Living Room - 23'2" x 15'9" (7.06m x 4.8m)

Snug - 13'2" x 11'5" (4.01m x 3.48m)

Kitchen/Diner - 15'6" x 11'9" (4.72m x 3.58m)

Utility Room - 9'9" x 6'9" (2.97m x 2.06m)

Bedroom One - 14'10" x 14'2" (4.52m x 4.32m)

Bedroom Two - 11'6" x 9'10" (3.5m x 3m)

Bedroom Three - 10'2" x 9'9" (3.1m x 2.97m)

### Family Bathroom



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E

