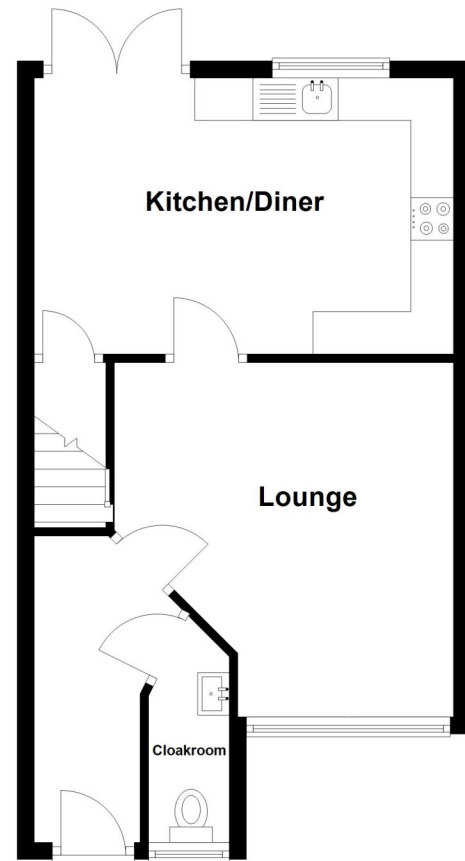


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

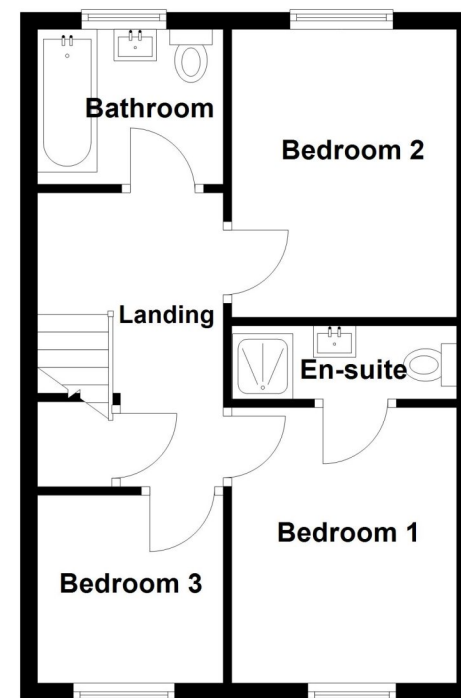
Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.3 sq. feet)



2 Newstead Street, Sleaford, Lincolnshire, NG34 6AQ

£220,000 Freehold

We are delighted to present this immaculately presented, spacious, and beautifully maintained Three-bedroom Semi-Detached home, situated within the popular Handley Chase development.

The property is only a few years old, and offers generously proportioned living spaces with the added benefits of gas central heating, UPVC double glazing, and a block paved driveway providing ample parking to the front. The home comprises a welcoming Entrance Hall, a Downstairs Cloakroom, a stylish and modern Dining Kitchen complete with integrated appliances, and spacious Lounge. Upstairs, there are Three well-proportioned Bedrooms, including an En-Suite, as well as a stylish Family Bathroom. Externally, the property features a block paved driveway with off-road parking, and a generously sized, fully enclosed rear garden. With its fantastic layout and impeccable upkeep, an early viewing is highly recommended to fully appreciate the size and standard of this exceptional home.

THREE BEDROOM SEMI DETACHED HOME | BLOCK PAVED DRIVEWAY | GENEROUSLY PROPORTIONED REAR GARDEN | DOWNSTAIRS CLOAKROOM | MODERN HOME | STYLISH KITCHEN & BATHROOMS | IMMACULATLY PRESENTED | POPULAR DEVELOPMENT | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING



LOCAL AUTHORITY
North Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
B

ACCOMMODATION

Kitchen/Diner - 16'2" x 10'8" (4.93m x 3.25m)

Lounge - 13'8" x 12'11" (4.17m x 3.94m)

Cloakroom

Bedroom 1 - 10'8" x 8'8" (3.25m x 2.64m)

En-suite

Bedroom 2 - 11'1" x 8'8" (3.38m x 2.64m)

Bedroom 3 - 7'3" x 7'3" (2.2m x 2.2m)

Bathroom