



14 WHITTLE ROAD, SLEAFORD, LINCOLNSHIRE, NG34 8YJ

**£165,000 FREEHOLD**

This extremely well presented Two Double Bedroom Semi-Detached home is located on the popular Holdingham Grange development.

The property comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner, Two Double Bedrooms, with built in wardrobes, Family Bathroom and allocated parking to the front of the property.

The property has been further enhanced by the current owner with an upgraded Kitchen, built in wardrobes in the Bedrooms and a lovely decking area in the garden with pergola. The rear garden is also non overlooked, boasts a garden shed and side gate with access for bins.

It won't be for sale long!

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## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 14'9" x 9'6" (4.5m x 2.9m)

Kitchen/Diner - 12'9" x 8'2" (3.89m x 2.5m)

Bedroom One - 12'9" x 8'2" (3.89m x 2.5m)

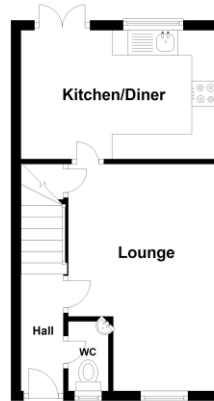
Bedroom Two - 12'9" x 8'6" (3.89m x 2.6m)

Family Bathroom

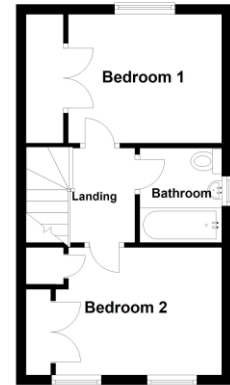
- Extremely Well Presented
- Driveway to the Front
- Low Maintenance Rear Garden
- Two Double Bedrooms
- Built in Wardrobes
- Updated Kitchen
- Decking Area with Pergola in Garden
- Non Overlooked Rear Garden
- Popular Holdingham Grange Development

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(80+)	A		
(61-81)	B	82	
(42-60)	C		
(23-41)	D		
(9-22)	E		
(1-8)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 28.5 sq. metres (307.3 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (307.3 sq. feet)



Total area: approx. 57.1 sq. metres (614.6 sq. feet)



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