
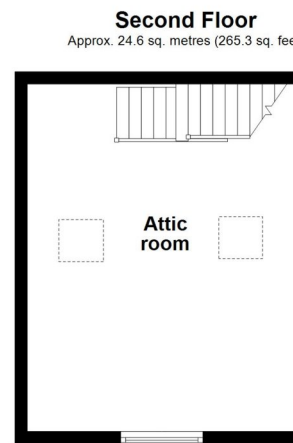
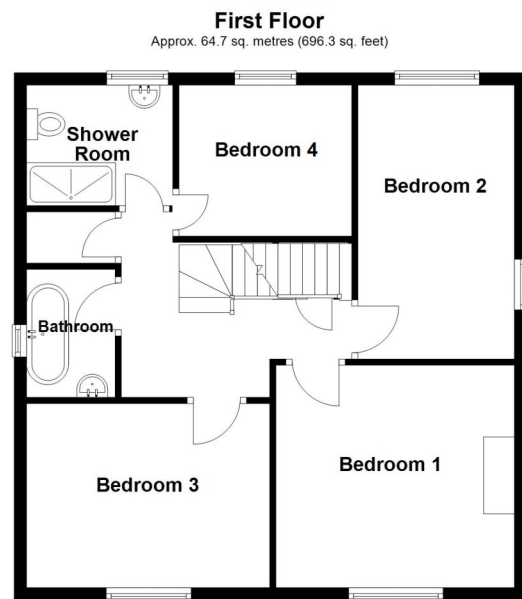
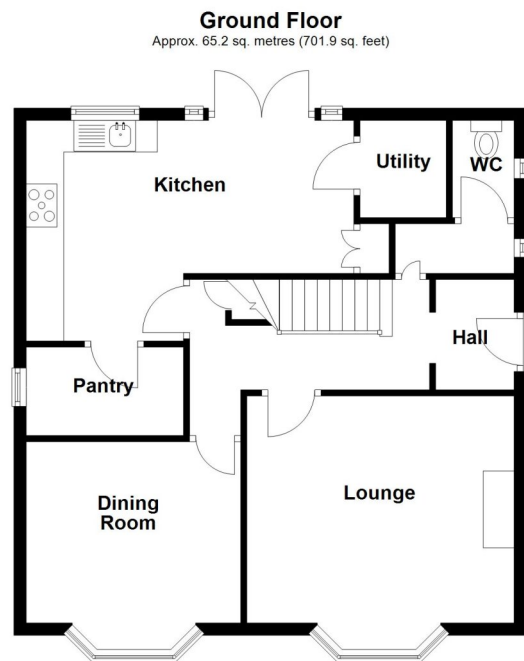


**Victoria Avenue, Sleaford, Lincolnshire**

*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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>58</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Total area: approx. 154.5 sq. metres (1663.5 sq. feet)



**29 Victoria Avenue, Sleaford, Lincolnshire, NG34**

£395,000 Freehold

A period detached home on one of Sleaford most desirable streets.



SPACIOUS DETACHED HOME | FOUR DOUBLE BEDROOMS | TWO BATHROOMS | KITCHEN/ DINER | DRIVEWAY LEADING TO A GARAGE | GENEROUSLY SIZED GARDEN



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See things differently.

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## LOCATION

## DESCRIPTION

### ACCOMMODATION

**Reception Hallway** - A wood effect UPVC entrance door leads to the entrance lobby with mosaic tiled flooring and exposed walls.

A period staining glazed hardwood door in glazed transom fitment gives access to reception hallway with tiled flooring, radiator, understairs storage cupboard.

**Downstairs Cloakroom** - A 2 stage room with a coat storage area with pedestal hand wash basin, cloakroom with opaque glazed window to side aspect, close coupled WC, ceramic tiled flooring.

**Kitchen Dining Room** - 17'5" x 11'8" max (5.3m x 3.56m max) Having UPVC window and french doors with 2 full height sode windows to rear aspect and giving access to the rear garden, beamed ceiling.

fitted with a generous range of base and eye level units with wood effect bevel edged work surfacing over, one and a half bowl ceramic sink, space for range cooker, ceramic tiled flooring, walk in pantry with original shelving and glazed china cabinet, UPVC window to side aspect, quarry tiled floor.

**Utility Room** - 4'8" x 4'4" (1.42m x 1.32m) Space for washing machine and additional appliances, fully tiled walls, ceramic tiled flooring.

**Dining Room** - 11'5" x 9'8" (3.48m x 2.95m) Walk in UPVC bay window to front aspect, exposed wooden flooring, picture rail, radiator.

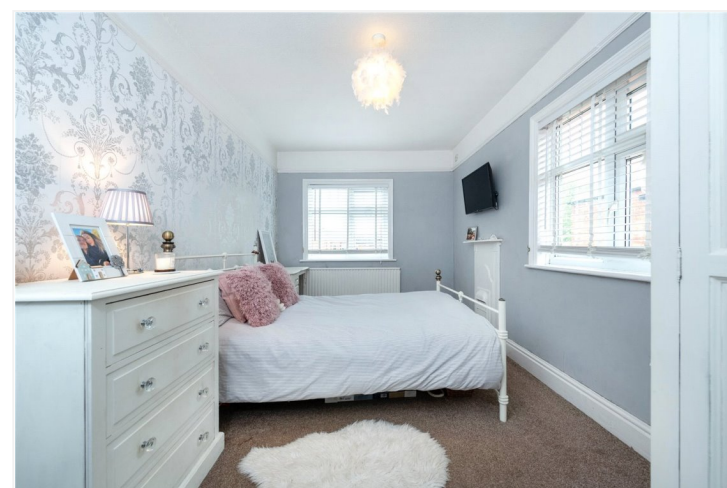
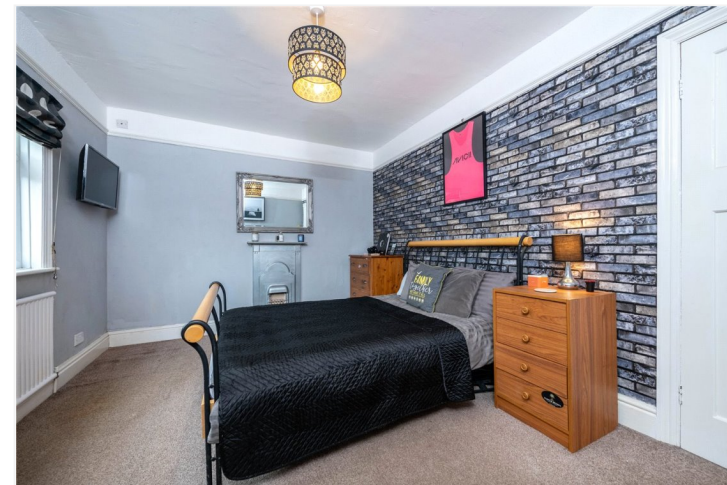
**Living Room** - 14'3" x 12' (4.34m x 3.66m) Walk in UPVC window to front aspect, marble adam style fireplace with cast and tiled inset housing real fire, exposed wooden flooring, television point, radiator, coving to ceiling.

**1st Floor Landing** - Staircase rises from Reception Hallway to 1st floor landing giving access to all 1st floor rooms, having glazed loft hatch, radiator, picture rail, boiler room with window to side aspect, wall mounted gas fired boiler.

**Master Bedroom** - 12'4" x 12'1" (3.76m x 3.68m) UPVC window to front aspect, period adam style ornamental fireplace, television point, picture rail, radiator.

**Bedroom 2** - 14'4" x 10' (4.37m x 3.05m) UPVC window to front aspect, period cast ornamental fireplace, television point, picture rail, radiator.

**Bedroom 3** - 15'10" x 8'5" (4.83m x 2.57m) UPVC windows to side



and rear aspects, period cast ornamental fireplace, picture rail, radiator.

**Bedroom 4** - 9'3" x 8'5" (2.82m x 2.57m) UPVC window to rear aspect, picture rail, radiator.

**Shower Room** - 2 opaque glazed UPVCX windows to rear aspect, fitted with a 3 piece suite comprising fully tiled double shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, ceramic tiled flooring.

**Bathroom** - Opaque glazed UPVC window to side aspect, free standing roll top bath with mixer tap over, pedestal hand wash basin, heated towel radiator, fully ceramic tiled walls, wood effect flooring.

**Attic Room** - 2nd staircase rises from 1st floor landing to Attic Room with UPVC window to front aspect, two velux roof lights, wood effect flooring.

**Outside** - The property offers parking for several cars to the front and side aspects, leading to a timber garage.

The rear Garden offers a generous paved patio spanning the rear of the property leading to a generous lawned garden with established flower shrub and tree borders offering a high degree of privacy, there are 2 sheds.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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