

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



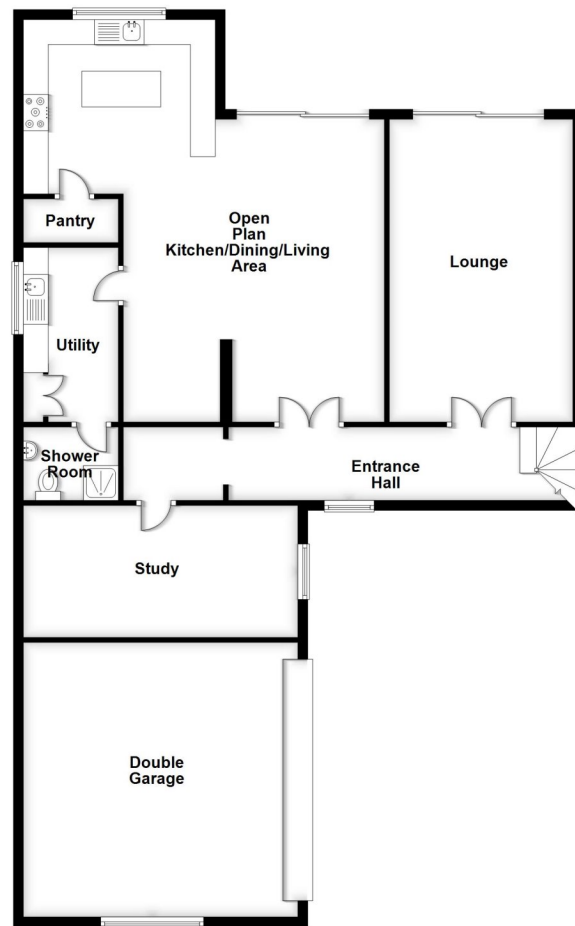
187 Grantham Road, Sleaford, Lincolnshire, NG34 7NY

£575,000 Freehold

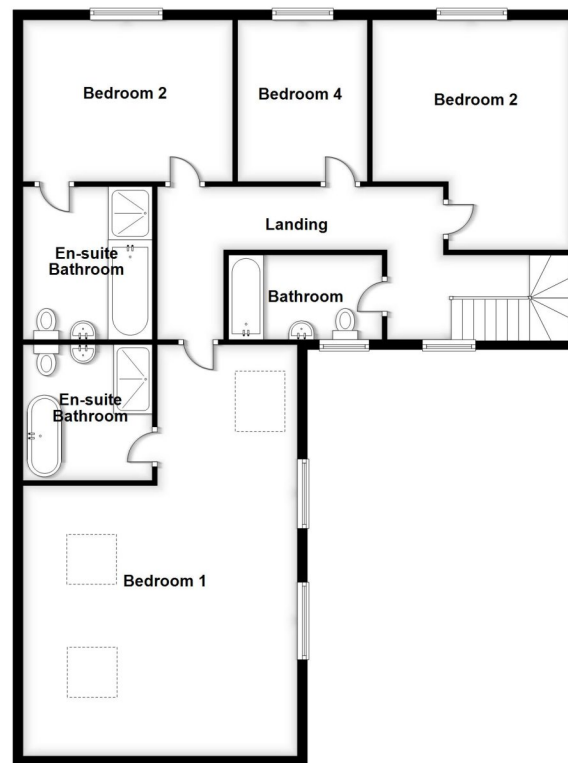
This executive detached property is an exceptional opportunity for those seeking a spacious and well-appointed family home in a desirable location. With its proximity to Sleaford town centre, it provides easy access to all local amenities.

STUNNING FAMILY HOME | RECENTLY RENNOVATED & EXTENDED | HUGE MASTER BEDROOM | AMPLE PARKING TO THE FRONT | NON OVERLOOKED REAR GARDEN | SOUTH FACING | OPEN PLAN KITCHEN/DINING/LIVING AREA | TWO ENSUITE BATHROOMS | WELL PROPORTIONED ACCOMMODATION | SOUGHT AFTER LOCATION

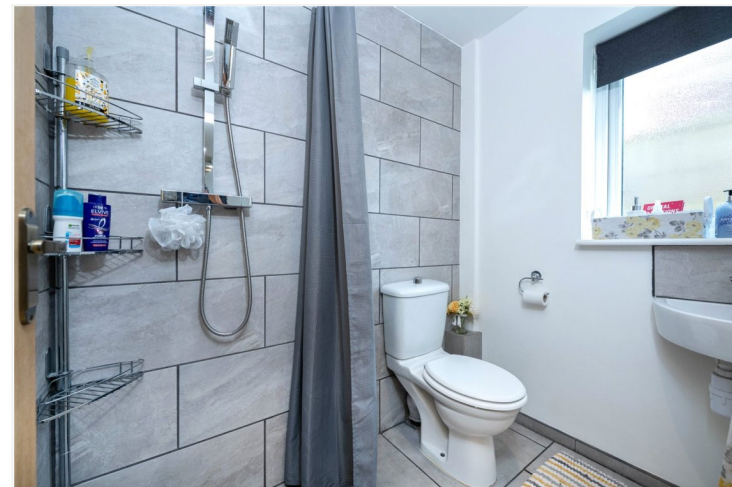
Ground Floor
Approx. 138.5 sq. metres (1490.9 sq. feet)



First Floor
Approx. 117.1 sq. metres (1261.0 sq. feet)



Total area: approx. 255.7 sq. metres (2751.9 sq. feet)



ACCOMMODATION

Entrance Hall

Lounge - 21'6" x 12'2" (6.55m x 3.7m)

Open Plan Kitchen/Dining/Living Area

Utility Room - 13'1" x 6' (4m x 1.83m)

Downstairs Shower Room

Study - 19' x 8'8" (5.8m x 2.64m)

Bedroom One - 28'1" x 18' (8.56m x 5.49m)

En-Suite Shower Room

Bedroom Two - 12'1" x 15' (3.68m x 4.57m)

En-Suite Shower Room

Bedroom Three - 17' x 11'1" (5.18m x 3.38m)

Bedroom Four - 13'1" x 11' (4m x 3.35m)

Family Bathroom

Double Garage - 19' x 19' (5.8m x 5.8m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

The property features a large entrance hall that leads to the Lounge, Study and also into the Open Plan Kitchen/Dining/Living area which provides ample space for both relaxation and entertaining. Additionally, the ground floor includes a downstairs shower room, enhancing functionality for guests and family alike.

On the first floor, there are Four well-proportioned Double Bedrooms including two with Ensuite Bathrooms, as well as a separate family bathroom which serves the remaining bedrooms, completing the new & well-thought-out layout.

Externally, the property boasts ample off-road parking to the front leading to the double garage. The rear garden is south facing and non-overlooked, principally laid to lawn with a large decking area, edged borders well stocked with established plants, trees and shrubs, fencing to all aspects, outside light and an outside tap.

Overall, this immaculately presented home combines modern living with a prime location, making it a perfect choice for families looking to settle in Sleaford.