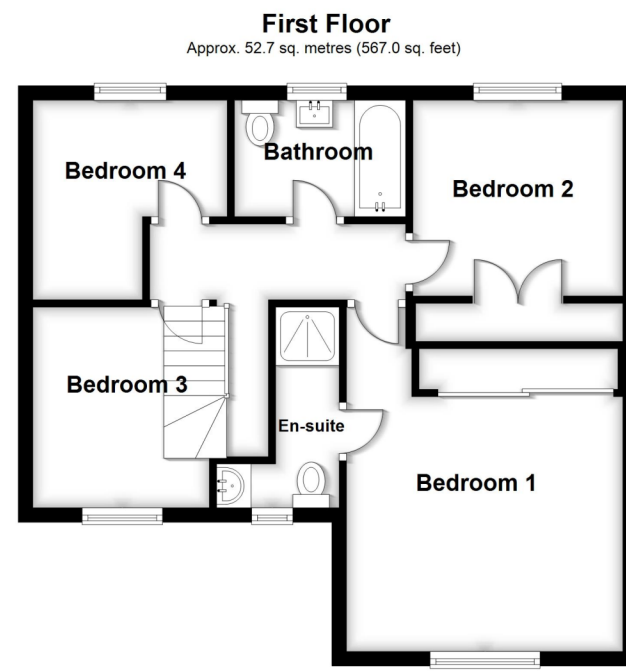
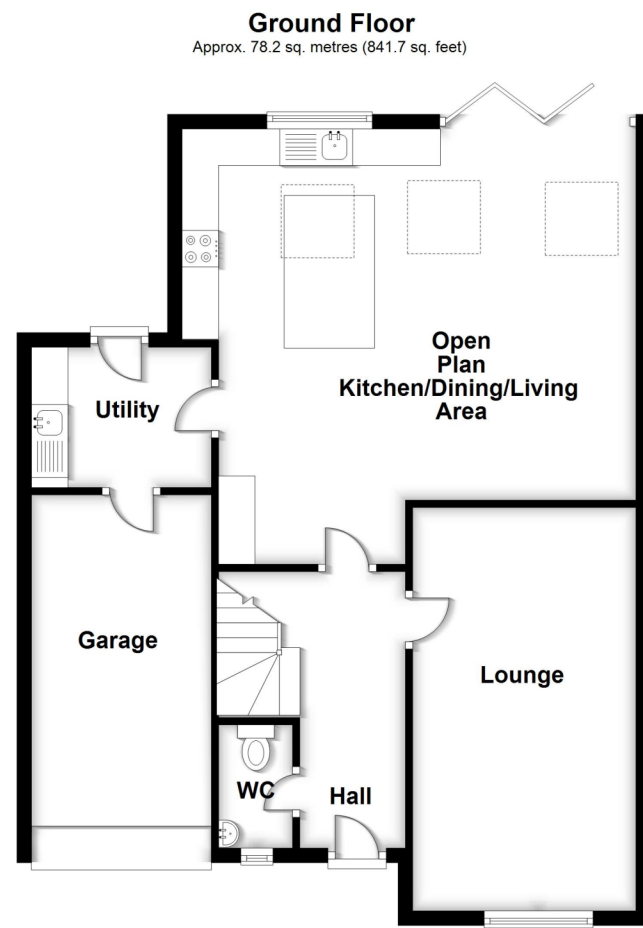


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)



### 3 Chapel Hill Court, Sleaford, Lincolnshire, NG34 7FG

£350,000 Freehold

**\*NO CHAIN\*** This impressive and EXTENDED Four Bedroom Detached Family Home has recently been fully modernised throughout by the current vendors, including an extension to the rear to create a stunning Open Plan Kitchen/Living area.

NO CHAIN | EXTENDED FAMILY HOME | OPEN PLAN KITCHEN/DINING/LIVING AREA | SEPERATE LOUNGE | SPACIOUS KITCHEN WITH CENTRAL ISLAND | RECENTLY RENNOVATED THROUGHOUT | WELL PROPORTIONED ACCOMMODATION | INTERNAL OAK DOORS | PARTIAL UNDERFLOOR HEATING | UPVC DOUBLE GLAZING | BIFOLDING DOORS ONTO THE GARDEN | SOUGHT AFTER LOCATION



## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Living Room - 18'5" x 11' (5.61m x 3.35m)

Open Plan Kitchen/Dining/Living Area - 20'1" (6.12) x 17'4" (5.28)  
(Max Measurements)

Utility Room - 6'10" x 5'6" (2.08m x 1.68m)

Bedroom One - 17'4" x 10'4" (5.28m x 3.15m)

En-Suite Shower Room

Bedroom Two - 10'1" x 8'1" (3.07m x 2.46m)

Bedroom Three - 8'11" x 7'11" (2.72m x 2.41m)

Bedroom Four - 8'8" x 7'11" (2.64m x 2.41m)

Family Bathroom

Garage - 16'6" x 7'11" (5.03m x 2.41m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

## DESCRIPTION

The property boasts a full scheme of modernisation throughout including new flooring, a stylish Family Bathroom & En-Suite Shower Room, internal oak doors, bi-folding doors in the Kitchen opening out onto the garden.

The Kitchen is a real show stopper, benefitting from a range of base and eye level units with a complementing marble effect work surface, numerous integrated appliances including dishwasher, induction hob, eye level oven & grill and a central island providing a breakfast bar area and ample storage. This room also boasts underfloor heating. The Utility Room provides space and plumbing for the washing machine and tumble dryer, with a separate access to the rear garden, as well as a door into the Garage which has an electric roller door.

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Dining/Living Area, Utility Room, Downstairs Cloakroom, Four well-proportioned Bedrooms, En-Suite to Master, Family Bathroom and an integral Garage.

A viewing on this property cannot be highly enough recommended to appreciate the size and quality this lovely home has to offer.

