

**Discovery Close, Sleaford, Lincolnshire**

Approximate gross internal area:

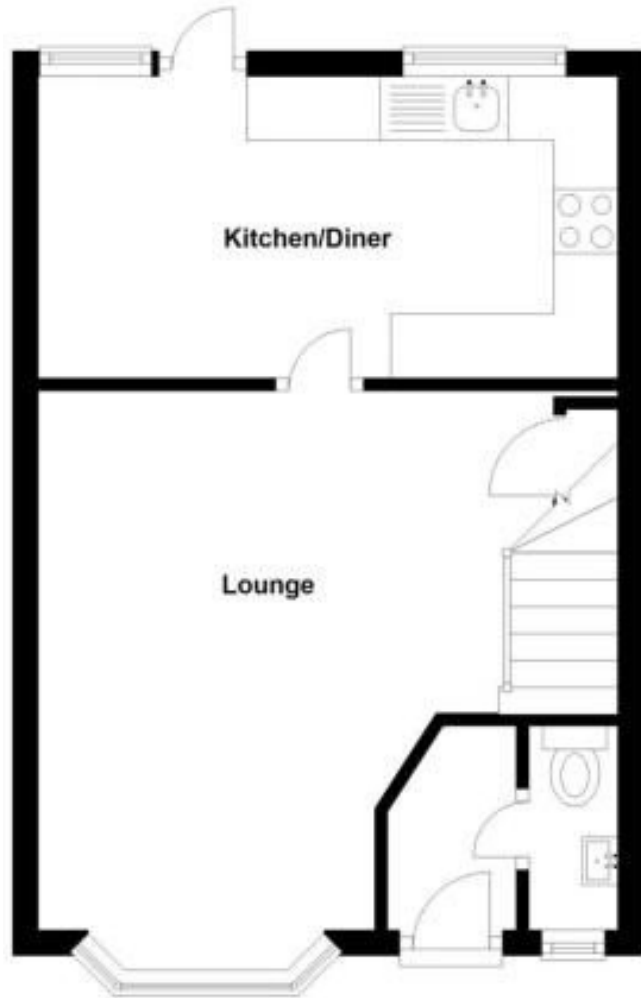
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
<b>Total</b>	<b>Insert total</b>

*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>	<b>88</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>68</b>
(39-54)	<b>E</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	

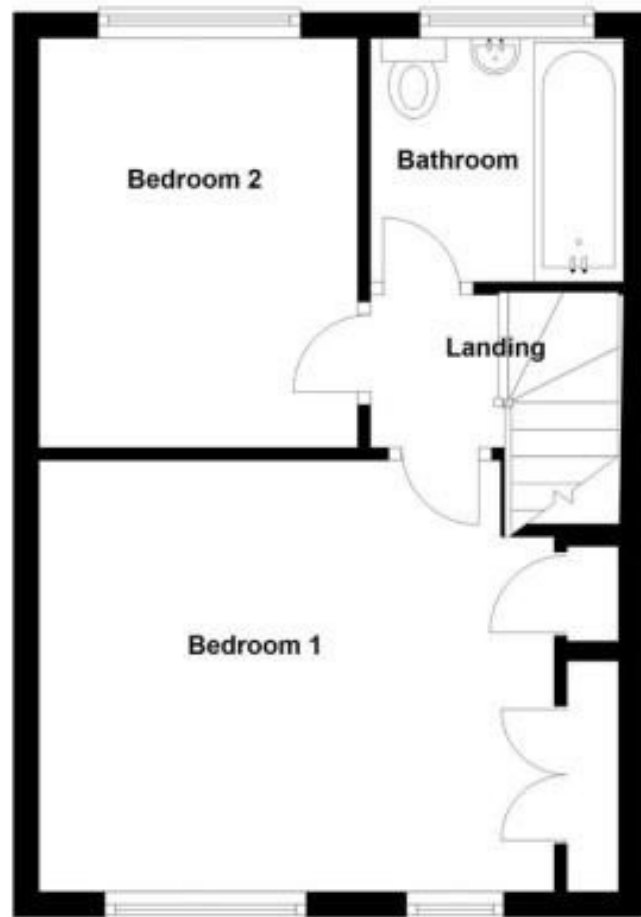
**Ground Floor**

Approx. 30.2 sq. metres (324.8 sq. feet)



**First Floor**

Approx. 30.3 sq. metres (326.6 sq. feet)



**23 Discovery Close, Sleaford, Lincolnshire, NG34**

£169,950 Freehold

Winkworth are delighted to have on offer this recently improved and modern semi-detached house situated in an enviable private position in an extremely desirable location in Sleaford. Internally the property offers Entrance Hall, Downstairs W.C, Lounge, Kitchen/Diner, Two Double Bedrooms and a Family Bathroom. The property boasts modern decor and flooring throughout, with the benefit of a newly fitted Family Bathroom, UPVC Double Glazing, a BRAND NEW combi boiler and a driveway for two vehicles.

PERFECT FOR FTB | NEWLY FITTED BATHROOM | SUPERBLY PRESENTED THROUGHOUT | NEW FLOORING FITTED | MODERN INTERIOR | DOWNSTAIRS W/C





**First Floor Landing** - With power points and loft access.

**Bedroom One** - 12'9" x 11'1" (3.89m x 3.38m) With UPVC windows to front aspect, power points, radiator, airing cupboard and built in wardrobe.

**Bedroom Two** - 10'8" x 8' (3.25m x 2.44m) With UPVC window to rear aspect, power points, radiator.

**Family Bathroom** - Benefitting from a three piece suite comprising p shape panel bath with rainmaker shower above, hand wash basin with vanity unit, low level w/c, partially tiled walls, extractor fan, radiator and UPVC window to rear aspect.

**Outside** - To the front of the property is a lawned and gravelled front garden with a paved pathway leading to the entrance door. The property is superbly positioned to offer a tarmac driveway to the front providing parking for two cars side by side. There is a fully enclosed rear garden, with a variety of planted bushes and shrubs and trees, paved patio area, garden shed, outside light, outside tap and side gate.



## LOCATION

## DESCRIPTION

## ACCOMMODATION

**Entrance Hall** - With part glazed door to front aspect, radiator, power point and access into the lounge.

**Downstairs W.C** - Having a low level w/c, hand wash basin, radiator, extractor fan and UPVC window to front aspect.

**Lounge** - 13'9" x 11'11" (4.2m x 3.63m) With UPVC bay window to front aspect, radiator, power points, TV point, telephone point and stairs leading to the first floor landing.

**Kitchen/Diner** - 14'8" x 7'9" (4.47m x 2.36m) Benefitting from a range of base and eye level units with marble effect bevelled edge worktop over, four ring gas hob with extractor hood over, electric oven, composite sink, tiled splashbacks, power points, stunning vinyl flooring, UPVC window to rear aspect, UPVC glazed door to rear aspect and radiator.



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

## SERVICE CHARGE

£0

## GROUND RENT

£0

## DIRECTIONS