

**Kingston Terrace, 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.*

EPC EXEMPT



**4 Kingston Terrace, Sleaford, Lincolnshire, NG34 7DY**

£350,000 Freehold

A superb stone built town house in an enviable location within the town. The property offers spacious room sizes and period features throughout with 4/5 bedrooms, two reception rooms and a dining kitchen.



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SUPERB STONE BUILT TOWN HOUSE | PERIOD FEATURES | ENVIABLE LOCATION IN SLEAFORD | FOUR/FIVE BEDROOMS | DINING KITCHEN AND TWO RECEPTION ROOMS | ENCLOSED GARDEN | A MUST VIEW



See things differently.



## ACCOMMODATION

**Reception Hallway** - Approached by a hardwood door in glazed transom fitment the reception hall has a solid oak flooring, undertairs store cupboard, radiator, coving to ceiling.

**Cloakroom** - Fitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin.

**Living Room** - 13'7" x 13'5" (4.14m x 4.1m) Walk in bay window to front aspect, Adam style timber fireplace with cast and tiled inset, old school radiator, ornate coving to ceiling.

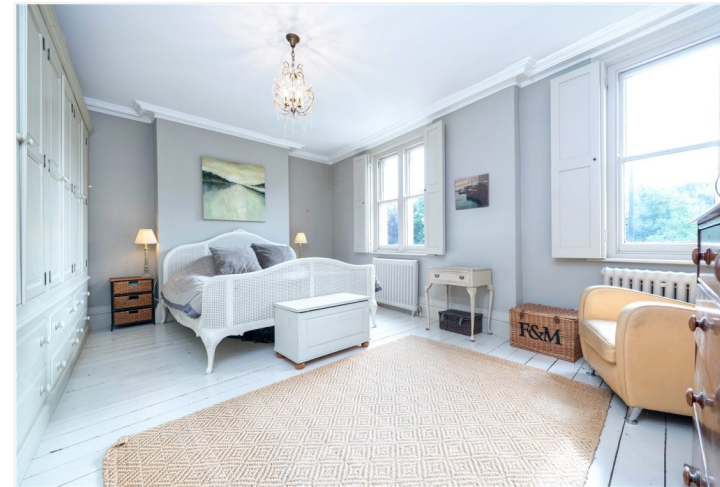
**Sitting Room** - 13'8" x 12'3" (4.17m x 3.73m) Stone mullioned window to rear aspect, Adam style wooden fire place with cast and tiled inset housing real fire, old school radiator, television point, coving to ceiling.

**Kitchen Dining Room** - 23' x 10'1" (7m x 3.07m) Windows to side and rear aspect, part glazed hardwood door to side aspect, fitted with a range of base eye level and larder units with solid wood work surfacing, Belfast sink, gas hob, double electric oven, space for washing machine, built in fridge and dishwasher, television and telephone points.

**1st Floor Landing** - Stair case rises from reception hallway to 1st floor landing, radiator.

**Master Bedroom** - 18'6" x 14'2" (5.64m x 4.32m) Having 2 sliding sash windows to front aspect with shutters, old school radiator, painted wooden flooring, coving.

**Family Bathroom** - Window to rear aspect, fitted with a 4 piece suite comprising free standing roll top bath tub, walk in glazed and tiled shower cubicle with twin head mains fed shower, wall mounted hand wash basin, floating WC, linen store, chrome heated towel radiator, ceramic tiled flooring.



**Bedroom** - 15' x 10' (4.57m x 3.05m) Two windows to side aspect, Adam style fire surround with tiled inset, old school radiator.

**En-Suite** - Window to rear aspect, freestanding bath, mid flush WC, pedestal hand wash basin, wood flooring.

**2nd Floor Landing** - Staircase rises from 1st floor landing to 2nd floor landing having window to rear aspect.

**Bedroom** - 14' x 11'9" (4.27m x 3.58m) Window to rear aspect, old school radiator, television point.

**Bedroom / Study** - 14'3" x 7'5" (4.34m x 2.26m) Window to front aspect, radiator, door to adjacent bedroom.

**Bedroom** - 11'8" x 10'7" (3.56m x 3.23m) Window to front aspect, radiator.

**Outside** - The property is front by period walling and metal railings, with a cottage style front garden.

The rear garden offers a high degree of privacy with a brick paved patio/ seating area, the garden is principally be laid to lawn with established shrub beds and borders, the garden is enclosed by walling and fencing, tap.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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