

DRAFT

***WINCHESTER WAY,
SLEAFORD, NG34 8WH***



£280,000

Located in this popular residential area to the North of the town and much larger than average South facing rear gardens, a good sized Four Double Bedroom Detached House with Dining Kitchen, Conservatory, and Separate Dining Room. The property benefits from Gas Central Heating and Double Glazing, and has accommodation comprising Entrance Porch, Hall, 15'2 Dining Kitchen, Dining Room, Lounge with Conservatory off, Utility Room, Integral Store/Short Garage, Four Double Bedrooms, Ensuite to Master, and Family Bathroom. There is Ample Parking to the front of the property and one of the main features of this home is the large and particularly private South facing rear gardens.

Directions:

From our offices head North, past the Tesco traffic lights and over Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and turn left into Exeter Drive. At the 'T' junction, turn right and immediately left into Canterbury Drive and at the next 'T' junction turn right into Winchester Way where the property is located on the right-hand side as indication by our 'For Sale' board.

Double opening doors with matching side screen provide access to the Entrance porch and a further door provides access to the **Entrance Hall** having radiator.

Dining Room: 3.38m (11'1") x 2.44m (8'0")

Having bay window and radiator.

Cloakroom:

Having low level w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, and radiator.

Utility Room: 2.44m (8'0") x 1.90m (6'3")

Having worktop, space and plumbing for washing machine, and wall mounted Gas boiler.

Short Garage/Store: 3.05m (10'0") x 2.36m (7'9")

Having electric roller door, light and power points.

Dining Kitchen: 4.62m (15'2") x 2.57m (8'5")

Having wall and base units with worktop over, 1 1/2 bowl inset stainless steel drainer sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, tiled splashbacks, integrated fridge freezer and dishwasher, radiator, and double glazed rear entrance door.

Lounge: 4.34m (14'3") x 3.53m (11'7")

Having feature electric fire with surround, coved ceiling, two radiators, and sliding patio doors to the conservatory.

Conservatory: 3.35m (11'0") x 3.35m (11'0") Max

Having tiled floor, radiator, and French doors to the rear garden.

Stairs from the entrance hall provide access to the **First Floor Landing** having airing cupboard and loft access.

Bedroom 1: 3.66m (12'0") x 3.53m (11'7")

Having built-in wardrobe with mirrored bi-fold doors, further store cupboard, decorative wall panelling, coved ceiling, and radiator.

Ensuite:

Having close coupled w.c, vanity hand wash basin with mixer tap, separate shower cubicle with mains fed shower, extractor fan, and radiator.

**Dining Room****Cloakroom****Dining Kitchen****Lounge****Conservatory**

Bedroom 2: 3.38m (11'1") x 2.87m (9'5")

Having built-in wardrobe with mirrored bi-fold doors, and radiator.

Bedroom 3: 3.45m (11'4") x 2.51m (8'3")

Having coved ceiling and radiator.

Bedroom 4: 3.48m (11'5") x 2.16m (7'1")

Having coved ceiling and radiator.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap, mains shower over and shower screen, tiled splashbacks, and radiator.

Outside:

The front gardens are laid to tarmac to provide additional parking for two cars, with the remainder of the gardens being gravelled. The South facing rear gardens are laid mostly to lawn with patio adjacent to the house, two garden sheds, and a cold-water tap is fitted.

Council Tax Band: C

North Kesteven District Council annual charge: £2026.77



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1



Ensuite



Bedroom 2



Bedroom 3



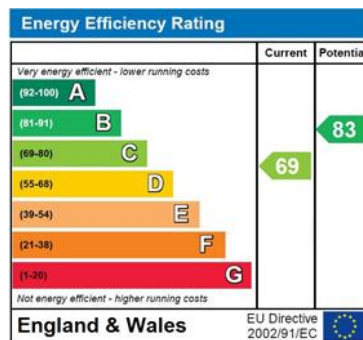
Bedroom 4



Bathroom



Rear Garden



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 28/7/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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