



Ancaster Drive, Sleaford NG34 7LY

welcome to

Ancaster Drive, Sleaford

A well-presented detached home in a desirable area of Sleaford. The property offers a large lounge, modern kitchen diner, conservatory, downstairs shower room, family bathroom and a principal bedroom with ensuite. Ideal for family living.



Entrance Hall

Having a storage cupboard and stairs to the first floor.

Lounge

17' 11" x 18' (5.46m x 5.49m)

Featuring a fireplace with gas fire, underfloor heating, French doors to the garden and doors to the:

Conservatory

10' 1" x 7' (3.07m x 2.13m)

Having windows, laminate flooring and door to the garden.

Kitchen Diner

17' 1" x 17' 11" (5.21m x 5.46m)

Fitted with a range of wall and base units with work surfacing over, sink, fitted double oven, induction hob, boiler, vinyl flooring, door to the side and windows to the side and rear.

Cloakroom

Having a wash hand basin, WC, tiled flooring and window to the side.

Understairs Storage / Utility

Currently used for the washing machine.

Salon Room / Bedroom Five

6' 11" x 14' (2.11m x 4.27m)

This room was previously the garage. There is laminate flooring and window to the front.

Shower Room

Fitted with a shower cubicle, wash hand basin with vanity unit below, radiator and window to the side.

First Floor Landing

Having an airing cupboard.

Bedroom One

9' 1" x 14' (2.77m x 4.27m)

There is a radiator, window to the rear and door to the flat roof.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC and vinyl flooring.

Bedroom Two

9' 1" x 11' 1" (2.77m x 3.38m)

Having a window to the rear.

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

There is an airing cupboard, radiator and window to the front.

Bedroom Four

9' x 7' (2.74m x 2.13m)

Having a fitted wardrobe, radiator and window to the front.

Bathroom

Fitted with a bath, walk-in shower, wash hand basin, WC, two heated towel rails, vinyl flooring and window to the side.

Outside Front

To the front of the property there is large driveway providing parking for several vehicles.

Rear Garden

The enclosed rear garden has a lawn and patio.

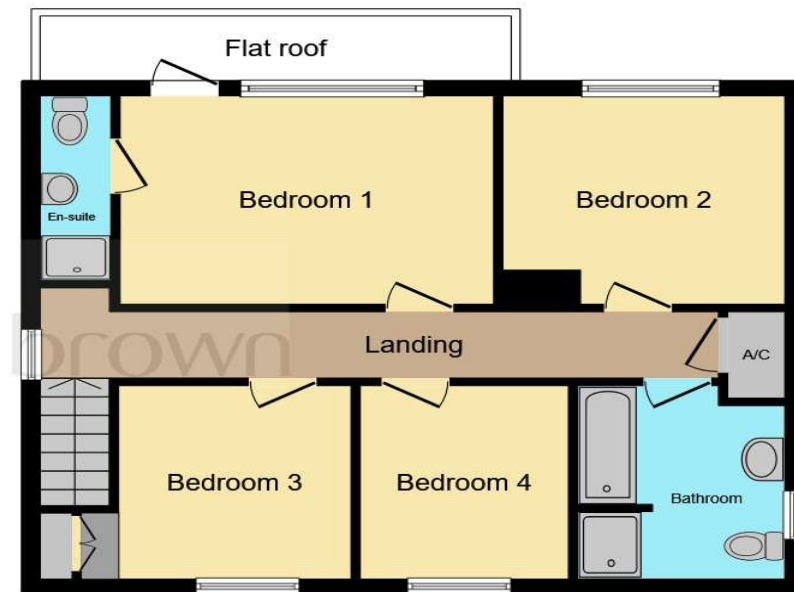


view this property online williamhbrown.co.uk/Property/SNH112908





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Ancaster Drive, Sleaford

- Five bedroom detached house
- Two separate bathrooms
- Downstairs bedroom/office space
- Enclosed rear garden
- Potential for multi-generational living

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£399,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112908



Property Ref:
SNH112908 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk