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44 LONDON ROAD, SLEAFORD, LINCS. NG34 7LH



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This is a most appealing late Victorian family residence having been extended and refurbished to provide an excellent range of well laid out and presented accommodation. The property stands on a corner plot extending to approximately 0.17 acre (sts) in this prime residential area of Sleaford.

The accommodation comprises; Entrance Hall, good size Cloakroom, Sitting Room, Formal Dining Room, substantial Living Dining Kitchen; Snug, side and rear Entrance Hall and Laundry Room. The First Floor has a Master Bedroom with En-suite Shower Room, three further Bedrooms, Shower Room and a Family Bathroom. There is more than ample parking to the block paved driveway, an integral garage offering the potential for conversion into further accommodation (subject to necessary consents), with adjoining Gym/Family Leisure Room.

The rear grounds are well enclosed and have been attractively landscaped with patio/seating areas, a garden shed and a summerhouse

A FORMAL VIEWING IS GENUINELY HIGHLY RECOMMENDED



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THE AREA

The property lies within easy walking or cycling distance of Sleaford town centre which offers a surprisingly good range of shopping and social facilities. It is situated approximately 11 miles (18 km) north-east from Grantham, 16 miles (26 km) west from Boston, and 17 miles (27 km) south from the city and the historic county town of Lincoln. There are good road connections out to the A1 north and south, as well as the A46 into the Midlands.

ACCOMMODATION

OPEN ENTRANCE PORCH with attractive Victorian pattern tiled floor, and appealing decorative walls to either side; glazed panelled entrance door providing access to:

ENTRANCE HALL having staircase up to first floor, concealed panel radiator, Ideal Mexico gas fired central heating boiler discreetly concealed from view beneath staircase, picture rail in part and power point. Doors through to main reception rooms, large glazed double doors to living dining kitchen and door to:

CLOAKROOM [6' 1" x 4' 7" (1.85m x 1.40m)] of good proportions having small corner wash hand basin, low level WC and full height tiling to all walls. Painted wood panelled ceiling and wood style laminate floor covering.

SITTING ROOM [16' 8" x 12' 5" (5.08m x 3.78m) narrowing in part to 9' 11" (3.02m)] very attractively presented reception room which enjoys a pleasant view out over the front of the property and across London Road. Decorative fireplace with moulded surround, tiled hearth and Aga enamel cast iron stove inset. There are built in illuminated bookshelves/display shelving to either side of the chimney breast with concealed radiators below. Ceiling rose, picture rail, telephone point and power points.



Sitting room

DINING ROOM [16' 9" x 12' 5" (5.10m x 3.78m) narrowing in part to 9' 10" (2.99m)] attractively presented and enjoying a northerly outlook towards London Road; chimney breast having closed fireplace with painted surround and decorative tiled panels inset; ceiling rose, picture rail, two radiators and power points.



Dining room

SUBSTANTIAL LIVING DINING KITCHEN [32' 1" max x 23' 8" (9.77m x 7.24) narrowing into living area to 11' 7" (3.53m)] an excellent room for the family enjoying a southerly outlook from the French doors out into the gardens. The room is divided down into kitchen with dining area and a family living area with high vaulted ceiling.



Kitchen/dining area

The substantial kitchen/dining area has an extensive range of fitted contemporary style units with granite work surface areas projecting out into the room in part to provide a peninsula divide and breakfast bar area to one side. There is a Belfast style ceramic sink with incised drainer to one side, drawer and base cupboard space, built in NEFF dishwasher and brushed steel style NEFF microwave. Inset between the units there is a Britannia six ring double oven/stove having illuminated cooker hood above with

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wall cupboards to either side, shelving and small wine rack. There are tiled and panelled splash backs to the work surface areas as appropriate, wood style laminate floor covering across the kitchen/dining area, wall panelling in part to dado rail height, concealed vertical radiators behind appealing fretwork panels, wood panelled ceiling with inset ceiling spot light fittings and power points. A large open archway from the dining area provides access through into the living area which is of excellent proportions providing ample space for the family. There is a vaulted ceiling with large roof windows, feature roof trusses, exposed brickwork, fretwork panelling concealing the radiators, further panelling to walls, tiled floor, telephone point, feature spot light fittings and power points. Glazed panelled door through to side entrance hall, step and open archway through to:



Family living area

SNUG [12' 5" x 9' 5" (3.78m x 2.87m)] a small relaxation room having a westerly aspect, corner wood burning stove, radiator with decorative cover, telephone point and power points.

SIDE ENTRANCE HALL [8' 8" x 7' 10" (2.64m x 2.39m)] having storm porch, glazed panelled main entrance door, dado rail, wood style laminate floor covering, picture rail, night storage heater and fluorescent lighting strip. Glazed panelled door through to:

REAR ENTRANCE HALL [11' 1" max x 9' 1" (3.38m x 2.77m) narrowing in part to 5' 4" (1.62m)] having cloaks hanging area, tiled floor and power points. Glazed panelled rear entrance door to the garden, door through to the adjoining garage and open doorway into:

LAUNDRY ROOM [11' x 5' 7" (3.35m x 1.70m)] of good size having a range of fitted work surface across one wall, drawer and cupboard space and room for laundry white goods beneath. Stainless steel single drainer sink unit, wall cupboards and tall broom cupboard to one end;

wood style panelling to the walls in part, power points.

FIRST FLOOR

LANDING having picture rail, radiator with decorative cover, power point and large access to roof space,

BEDROOM 2 [12' 5" x 12' 5" (3.78m x 3.78m)] having a pleasant northerly outlook over the front and across London Road; picture rail, radiator and power points.



Bedroom 2

BEDROOM 3 [12' 5" x 12' 5" (3.78m x 3.78m)] having northerly and westerly outlooks over the front and the drive entrance; radiator and power points.

SHOWER ROOM [8' 8" x 3' 9" (2.64m x 1.14m)] having a built in fully tiled shower cubicle to one end with Mira Sport shower fitting; pedestal wash hand basin and low level WC with wood seat and lid. Full height tiling to all walls, pine panelled ceiling, tiled floor, tall ladder back radiator/towel rail, fluorescent lighting strip and electric shaver socket.

BEDROOM 4 [12' 5" max x 9' 5" (3.78m x 2.87m)] having a westerly outlook; picture rail, radiator and power points.

FAMILY BATHROOM [9' x 6' 10" max (2.74m x 2.08m)] having a tiled panelled bath with mixer tap/shower attachment and screen panel above; attractive wash hand basin set to surround with toiletry cabinet below and mounted medicine cabinet above. Low level WC, built in airing cupboard containing the insulated hot water cylinder and immersion heater. Full height tiling to all walls radiator/towel rail, inset ceiling spot light fittings and extractor unit.



Family bathroom

MASTER BEDROOM [23' 6" x 14' 6" (7.16m x 4.42m) narrowing in part to 7' 3" (2.21m)] of excellent proportions enjoying a view over the gardens to the rear; picture rail, two radiators and power points. Door through to:



Master bedroom

EN-SUITE SHOWER ROOM [9' 6" x 8' (2.89m x 2.44m)] having a fitted shower cubicle to one corner with Mira Sport Max shower fitting and accompanying tiling; pedestal wash hand basin with mirror panelled door toiletry cabinet above and low level WC. Tiling to above dado rail height to all walls, tiled floor and ladder back style radiator/towel rail.

OUTSIDE

The property is approached from London Road across a tarmac entrance into a block paved driveway providing ample parking. **INTEGRAL DOUBLE GARAGE** [40' 5" x 14' 1" (12.31m x 4.29m) narrowing in part to 9' 6" (2.89m)] of substantial proportions having roller shutter door, fitted storage shelving, fluorescent lighting strips and power points. Open doorway through to: **GYM/LEISURE ROOM** [11' 7" x 10' 3" (3.53m x 3.12m)] which could be utilised for a range of uses, including home office; with a

sliding patio door providing access out into the rear garden patio. The front grounds are bounded by panel fencing and hedging as appropriate.

The rear garden has been very thoughtfully landscaped and enjoys a southerly aspect. Adjoining the rear southern elevation of the house, there is an appealing paved patio area with brick raised flowerbed. There is a wide block paved pathway leading through to an arbour with gravelled garden areas set to either side. Adjoining the rear of the gym is a gravelled area with summerhouse which could be utilised for a hot tub. There is a formal area of lawned garden with well stocked flowerbeds/borders inset, enclosed by tall fencing providing good privacy, a garden shed, exterior security lighting and power points.

IMPORTANT NOTE

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SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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EPC RATING: D

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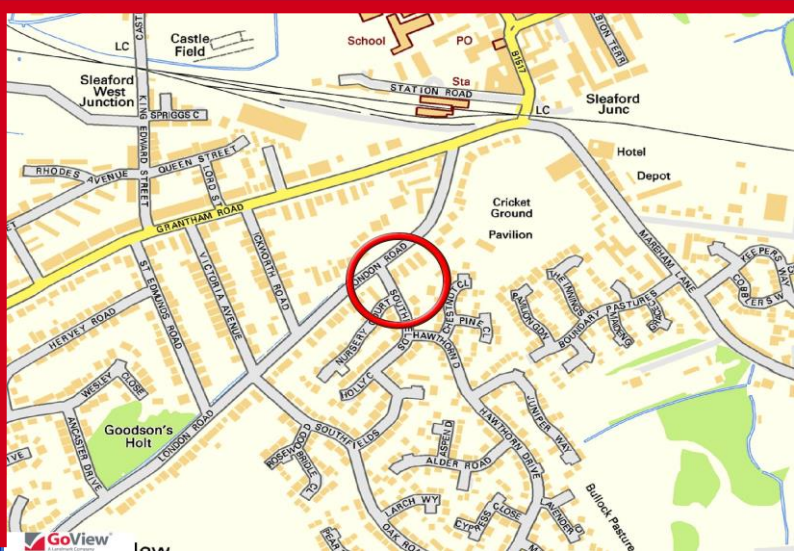
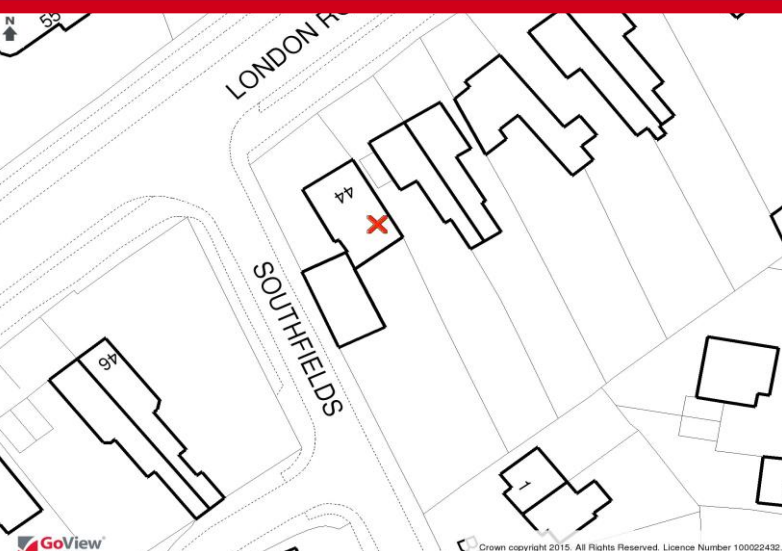
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced for Robert Bell & Co



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