



**38 Westgate, Sleaford
Lincolnshire NG34 7PN
£265,000**

A unique, deceptively spacious, recently fully renovated character cottage, being Grade 11 Listed. The property has recently undergone, upgrading of the wiring to current standards, new gas boiler and radiators. The accommodation comprises two reception rooms, downstairs WC, utility, newly fitted breakfast kitchen, 3 double bedrooms, master with en suite shower room, new separate shower room and new family bathroom. There is a large rear garden. A viewing is highly recommended as from the roadside it does not give true reflection of its size.

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Location:

Located in the centre of the market town of Sleaford, within easy walking distance of many amenities including good schooling, doctor's surgery and leisure centre.

Entrance Lobby:

ceramic tiled floor, alarm panel, radiator, beamed ceiling. LED wall lighting

Lounge: approx 15'7" x 12'9" (approx 4.75m x 3.89m)

shuttered bow window, LED wall lighting, beamed ceiling, exposed brick chimney breast, open fire, tiled hearth, recess, radiator, TV and twin satellite points.



Lounge: (2nd view)



2nd Sitting Room or Dining Room: approx 12'9" x 11'11" (approx 3.89m x 3.63m)

shuttered bow window, exposed brick fireplace, recess, LED wall lighting, radiator, TV and twin satellite points.



Lobby: approx 2'7" x 3'1" (approx 0.79m x 0.94m)

LED wall lighting, staircase off.

Central Lobby: approx 5'2" x 6'7" (approx 1.57m x 2.01m)

ceramic tiled floor, radiator.

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Downstairs WC: approx 5'2" x 2'8" (approx 1.57m x 0.81m)

ceramic tiled floor, low level WC, radiator, corner handbasin, extractor.



Dining Kitchen: approx 16'10" x 12'5" (approx 5.13m x 3.78m)

laminated flooring, stainless steel sink with mixer tap, work surfaces, cupboards below, tiling to splashbacks, including dishwasher, refrigerator and "Range Master" cooker, with stainless steel cooker hood, eye level cupboards, deep cupboards with pan drawers, LED down lighting, TV and satellite points, radiator recess, wide patio doors leading onto patio and garden beyond. Outside light switch.



Kitchen (2nd view)

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Side Entrance Vestibule: approx 6'9" x 8' (approx 2.06m x 2.44m)

radiator, ceramic tiled floor, programmable thermostat, differing floor levels.



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Utility Room: approx 8' x 7'6" (approx 2.44m x 2.29m)

ceramic tiled floor, radiator, stainless steel sink with mixer tap, work surfaces, cupboard below, wall mounted new gas central heating boiler, tiled to splashbacks, high level cupboards, space for washing machine, tumble drier and fridge freezer. Linked mains powered C.O. Alarm. Control/test switch for linked smoke alarm. door and light switch to outside.



First Floor:

Landing: approx 8'10" x 5'10", plus 6'4" x 2'11" (approx 2.69m x 1.78m, plus 1.93m x 0.89m)

radiator, low beam, access to loft, divider wall. LED chandeliers and LED wall lighting. Linked mains powered smoke alarm. Rooms left to right:-



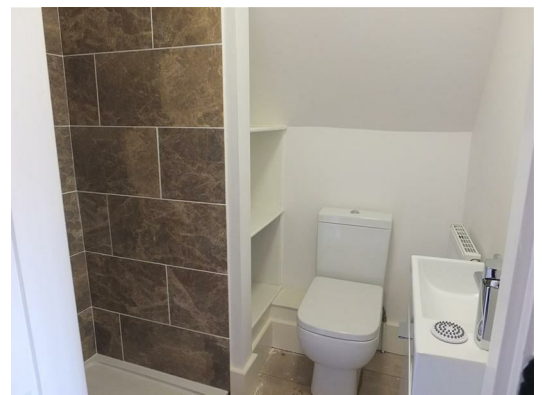
Master Bedroom: approx 14' x 12'8" reducing to 10'7" (approx 4.27m x 3.86m reducing to 3.23m)

this bedroom is approached via 3 steps up giving a further 6'2" access area and incorporates en suite shower room, radiator, LED lighting.



En suite Shower Room: approx 5'1" x 5'8" (approx 1.55m x 1.73m)

walk in shower, tiled walls, low level WC, handbasin, radiator, extractor, shelving unit, LED lighting.



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Bathroom: approx 10'2" x 5'8" (approx 3.10m x 1.73m)

modern Victorian claw footed bath with mixer tap/shower over, handbasin, radiator, extractor, good size floor to ceiling shelved storage cupboards. LED lighting.



Bedroom 2: (front) approx 13'10" x 10'4" (approx 4.22m x 3.15m)

radiator, LED lighting, walk in wardrobe space with beams approx. 5'5" x 2'2"



Bedroom 3: (Front) approx 13'6"x 11'2" (approx 4.11mx 3.40m)

shuttered deep recess window, radiator, feature beams in recess. LED lighting.



Separate Shower Room: approx 5'9" x 5'5" (approx 1.75m x 1.65m)

radiator, low level WC handbasin, corner shower cubicle, tiled walls, sliding doors. LED lighting.



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The Garden: approx 90' x 28'3" (approx 27.43m x 8.61m)

There is a good size rear garden with wide patio, two garden LED lights, leading up to good size lawned area.

The side passage is owned by the property and gives pedestrian right of way to cottages at the rear. Size of garden to be verified prior to purchase.



Brick Storage Shed: approx 6' x 3'10 (approx 1.83m x 1.17m)

pantile roof.

REAR VIEW COTTAGE

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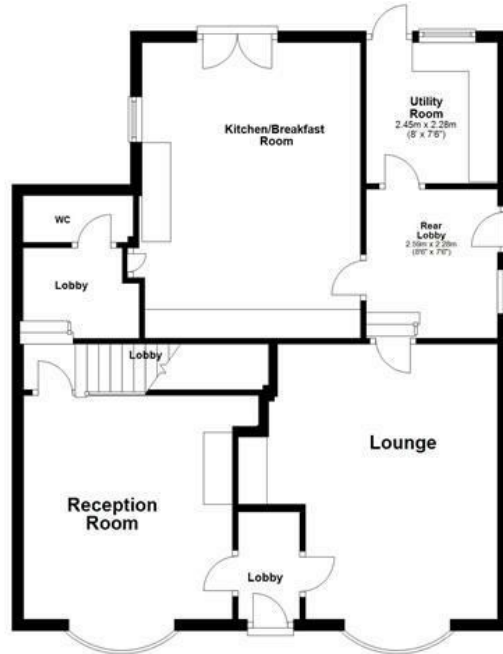


REAR OF COTTAGE (3RD VIEW)

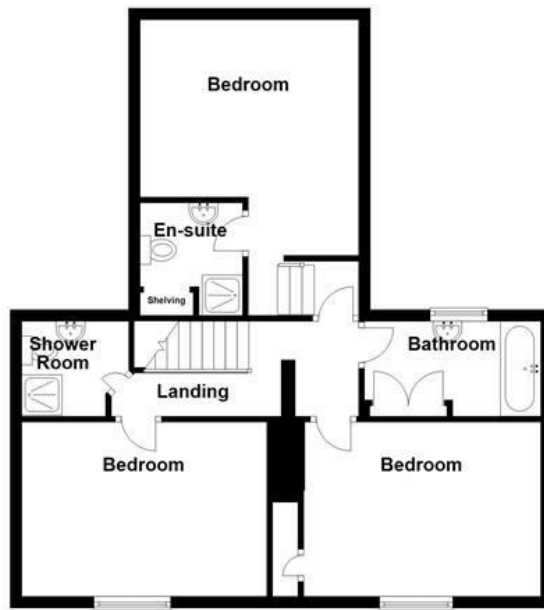
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Ground Floor



First Floor



The floor Plan is for identification purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC