



**2 Millthorpe Drive, Millthorpe, Sleaford, Lincolnshire NG34 0LD    £465,000**



\*\*\* SPACIOUS DETACHED FAMILY HOME WITH FIELDS TO THE REAR \*\*\* Rosedale are delighted to offer to the market this spacious property which has fabulous accommodation set out over three floors with four equally sized double bedrooms, L-shaped Kitchen / Breakfast room, Lounge with feature log burning stove and an impressive 31' (approx.) Family / Dining Room which has two sets of bi-folding doors opening onto the large southerly facing garden with fields beyond. There is lots of parking to the front which leads to the detached double garage. EPC Energy Rating E / Council Tax Band E.





ENTRANCE PORCH

UPVC double glazed door to front aspect.

ENTRANCE HALL

UPVC double glazed door to front aspect, under stairs storage cupboard and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to side aspect.

KITCHEN / BREAKFAST ROOM

18' 9" (max) (10'6" min) x 16' 9" (5.71m x 5.11m) (approx.) Fitted with a range of wall and base units with wooden work surfaces over, matching peninsular bar, single drainer sink unit with mixer tap over, integrated fridge / freezer, space for a range cooker, window to front aspect and door to side aspect.

FAMILY / DINING ROOM

31' 4" x 11' 8" (9.55m x 3.56m) (approx.) Two sets of bi-folding doors to the rear garden, wood burner with feature split slate tiled wall and marble hearth and TV point.

LOUNGE

17' 1" x 10' 4" (5.21m x 3.15m) (approx.) Window to front aspect, TV point, wood burner with feature surround.

FIRST FLOOR LANDING

Window to front aspect and airing cupboard.

BEDROOM 1

17' 2" x 10' 4" (5.23m x 3.15m) (approx.) Window to front and rear aspect.

ENSUITE

Fitted with a three piece suite comprising low level W/C, vanity unit with wash hand basin and walk in shower. Extractor fan, heated towel rail and window to rear aspect.

BEDROOM 2

17' 2" x 10' 4" (5.23m x 3.15m) (approx.) Window to front and rear aspects.

SECOND FLOOR LANDING

10' 2" x 7' 1" (3.10m x 2.16m) (approx.) Area with can be used as a study area with window to the front aspect and heater.

BEDROOM 3

17' 2" x 10' 3" (5.23m x 3.12m) (approx.) Window to rear aspect.

BEDROOM 4

17' 2" x 10' 3" (5.23m x 3.12m) (approx.) Window to rear aspect.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level W/C, P-shaped bath with shower and screen, and a vanity unit with wash hand basin. Storage cupboards, heated towel rail and window to rear aspect.

OUTSIDE

Gated access to the front garden where there is a variety of flowers and shrubs with a driveway and parking leading to a double garage with two up and over doors. There is also an EV charging point to the front of the property. There is side access to the rear garden which is enclosed by mature hedging and shrubs, with a good size lawn area, further flowers and shrubs and a paved patio.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 