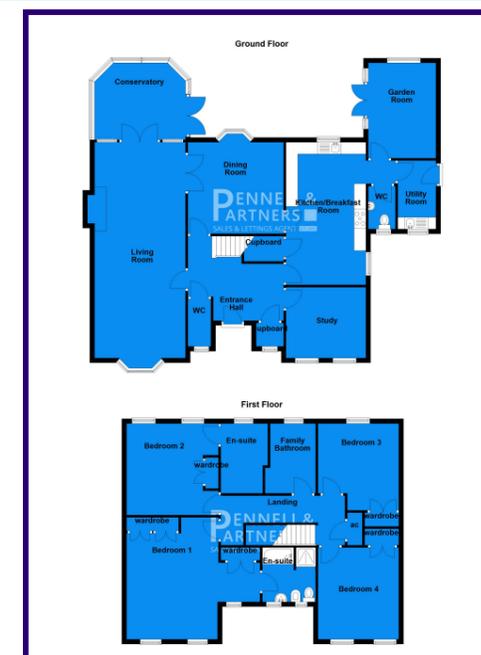




PENNELL & PARTNERS SALES & LETTINGS

4 AMETHYST CLOSE, SLEAFORD, LINCOLNSHIRE. NG34 7SL

£500,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Situated in the highly sought-after location of Amethyst Close, Sleaford, this impressive executive-style four-bedroom detached home offers a rare opportunity to purchase a property that combines generous living space with elegant design. Perfect for families or those looking for versatile accommodation, this spacious home is beautifully presented throughout.

On the ground floor, the property boasts four versatile reception rooms, ideal for use as formal lounges, a dining room, home office, or snug. A large conservatory at the rear provides a light and relaxing space with views over the garden, while the well-appointed kitchen/breakfast room offers plenty of space for cooking, dining, and entertaining. The layout has been thoughtfully designed to cater to the demands of modern family life.

Upstairs, the home continues to impress with four double bedrooms. The master bedroom and second bedroom both benefit from their own en-suite shower rooms, and the remaining two bedrooms are served by a stylish family bathroom. Each bedroom offers comfortable proportions and ample storage space.

Outside, the property is set back from the road with a neatly landscaped front garden and a driveway providing off-road parking, leading to a double garage. The rear garden is private and well maintained, mainly laid to lawn with a patio area, perfect for relaxing or entertaining outdoors.

This exceptional home is ideally located within close proximity to local schools, shops, and transport links, while still offering a peaceful cul-de-sac setting. Properties of this calibre in such a prime location are rarely available, and early viewing is highly recommended to avoid disappointment.

EPC Rating: C (71)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

LOUNGE

9.314m x 3.86m (30'5"7" x 12'8")

DINING ROOM

4.06m x 3.89m (13'4" x 12'9")

CLOAKROOM

KITCHEN/BREAKFAST ROOM

3.40m x 5.61m (11'2" x 18'5")

UTILITY ROOM

CLOAKROOM

GARDEN ROOM

2.87m x 4.04m (9'5" x 13'3")

STUDY

2.36m x 3.17m (7'9" x 10'5")

FIRST FLOOR

BEDROOM ONE

4.62m x 5.51m (15'2" x 18'1")

EN-SUITE TO BEDROOM ONE

BEDROOM TWO

3.99m x 3.38m (13'1" x 11'1")

ENSUITE TO BEDROOM TWO

BEDROOM THREE

3.68m x 3.17m (12'1" x 10'5")

BEDROOM FOUR

3.38m x 3.12m (11'1" x 10'3")

FAMILY BATHROOM

OUTSIDE

DOUBLE GARAGE

REAR GARDEN