



98 St Giles Avenue
Sleaford, Lincolnshire, NG34 7JD

£249,950

5 Bedroom Semi-Detached House

- Freehold
- 5 bedroom family home
- Some 1401 sqft of accomodation
- 2 reception rooms, kitchen, utility
- Re fitted gas boiler
- UPVC double glazing
- Garage with electric door
- Generous, not overlooked rear garden
- Pleasantly located opposite grassed area
- EPC Rating - C Council Tax Band - B

[Click here to access the Energy Performance Certificate for 98 St Giles Avenue, Sleaford, Lincolnshire, NG34 7JD](#)



Overview

Unusual opportunity to purchase a substantial five bedroomed semi detached house in this established residential location convenient for the town centre and amenities.

The spacious family accommodation extends to some 1401 sqft and includes four generous double bedrooms. Features include gas fired central heating and uPVC double glazing. Another delightful feature about the location is that it overlooks a grassed amenity area to the front and is also not directly overlooked to the rear.

The accommodation briefly comprises Entrance Porch, Main Hall, Lounge, Dining Room, Kitchen, Side Hall with personal door to Garage, Utility Room and WC. To the first floor are four generous Double Bedroom's, Single Bedroom and Box Room together with main Bathroom.

Outside a driveway provides off street parking and leads to the integral garage with electric roller door. To the rear is a good sized garden that is not directly overlooked and laid to lawn with a variety of plants. A useful gated pathway to the side also provides storage for bins etc.

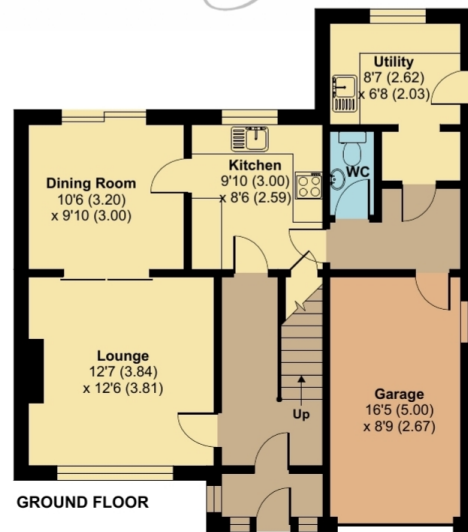
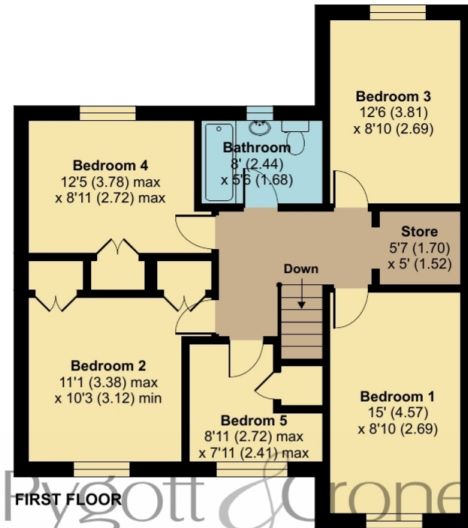




St. Giles Avenue, Sleaford, NG34

Approximate Area = 1401 sq ft / 130.1 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Pygott & Crone. REF: 1121381



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