



3 Shelley Drive
Sleaford, Lincolnshire, NG34 7GB

£369,950

4 Bedroom Detached House

- Freehold
- Tucked away, private plot
- Small cul de sac location
- Malden style family home
- Triple Glazing (uPVC)
- Gas central heating
- Generous corner plot gardens
- Double garage with electric door
- Extensive resin driveway
- EPC Rating - D, Council Tax Band - E

Click [here](#) to access the Energy Performance Certificate for 3 Shelley Drive, Sleaford, Lincolnshire, NG34 7GB



Overview

Superbly situated in this small cul de sac close to the entrance to this popular development is this family home enjoying a tucked away, private plot with no passing traffic and not overlooked from the rear. Built by Bryant Homes, this Malden style house is well maintained and in recent years has had a new gas fired boiler and the installation of uPVC triple glazing. The bathroom and En-suite have also been re-fitted. The corner plot garden is another feature being quite generous wrapping round the rear and side. This has the railway line beyond hence will not be built behind and is not overlooked.



The accommodation extends to some 1,400 sqft and briefly comprises: Hallway, Cloakroom, dual aspect Lounge with French doors to the garden and open fireplace, Dining Room, Study, Kitchen and Utility Room. To the first floor are four Bedrooms, En-suite Shower Room to the main and a Family Bathroom.

Outside an extensive resin driveway provides parking and leads to the detached double garage with electric roller door. There is a small lawn to the front gardens whilst the rest is hard landscaped for low maintenance. The main garden is to the rear and side and a feature of the house. This is a particularly good size with a patio area and further decking areas. A summerhouse is included.

The property is offered for sale with no onward chain and early viewing is recommended to fully appreciate.





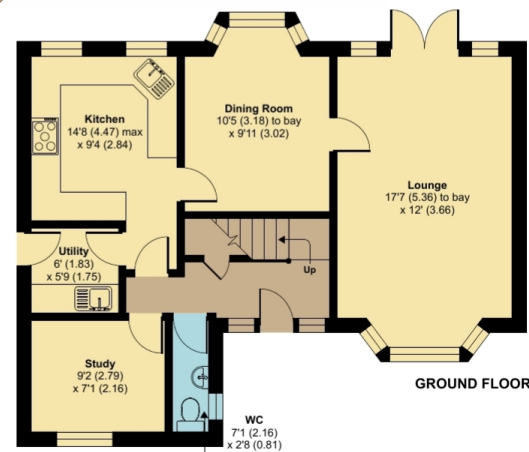
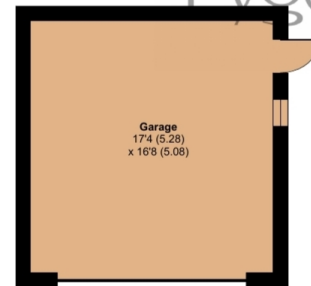
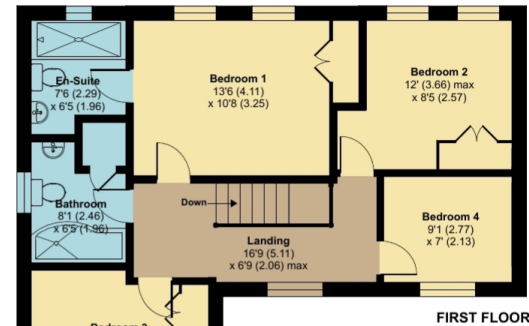
Shelley Drive, NG34

Approximate Area = 1401 sq ft / 130.2 sq m

Garage = 288 sq ft / 26.8 sq m

Total = 1689 sq ft / 156.9 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). © nichecom 2023.
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Location



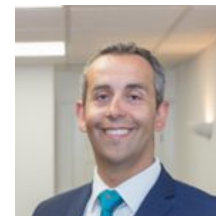
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