



16 The Gardens
Anwick, Sleaford, Lincolnshire, NG34 9XF

£450,000

4 Bedroom Detached House

- Stylish and immaculately presented modern home
- Approx. 1,511sqft of versatile living space
- Flexible layout ideal for families or multi-generational living
- Ground floor wet room and 4th bedroom and dressing room/walk in wardrobe
- Superb open plan family dining kitchen
- Beautiful bi-fold doors leading to landscaped garden
- Garage 388sqft & driveway
- Located on an exclusive private development
- EPC Rating - B, council Tax Band - D

[Click here to access the Energy Performance Certificate for 16 The Gardens, Anwick, Sleaford, Lincolnshire, NG34 9XF](#)



Overview

Located in the sought-after private development of Anwick Gardens, this immaculately presented home offers 1,511sqft of modern and versatile living space along with limited use areas and garage equalling a further 388sqft, that equates to a total 1,899sqft approximately.

Built by respected local developer HPC Homes, known for their high standards of construction and attention to detail, this stylish residence is ideally suited to families, professionals, and those seeking flexible living arrangements.

Set within a peaceful cul-de-sac, the property provides a thoughtfully designed layout. On the ground floor, a welcoming reception hall leads to a fourth bedroom and dressing room/walk in wardrobe. A conveniently located wet room enhances accessibility, while a bright and spacious sitting room with bi-fold doors connects the indoors to the rear garden.



The heart of the home is the impressive family dining kitchen—a contemporary open-plan space that blends function with style. It features a lounge area with fireplace and wood-burning stove, solid wood floors, and bi-fold doors that open out to the garden, creating the perfect setting for entertaining or family life. The kitchen itself is beautifully appointed with an island unit and a full range of integrated appliances, including a fridge freezer, microwave, oven, dishwasher, and Insinkerator. A separate utility room provides additional storage and practicality.

Upstairs, the first floor offers three generously sized double bedrooms, including a principal bedroom with en-suite shower room. A spacious family bathroom features both a bath and separate shower, delivering comfort and convenience for all family members.

Outside, the enclosed rear garden includes a lawn, well-stocked borders with a variety of shrubs, and a patio area perfect for outdoor dining. An external power point is also provided. To the front, a private driveway offers off-street parking and leads to a garage, completing the exterior space.

Anwick Gardens is a private road, and a management fee is payable in respect of shared maintenance—a small price for enjoying such a well-kept and exclusive development.

Viewing is essential to fully appreciate the space, quality, and lifestyle on offer in this impressive home.

AGENTS NOTE The roadway in to the development is a private road and a management fee is payable in respect to this.

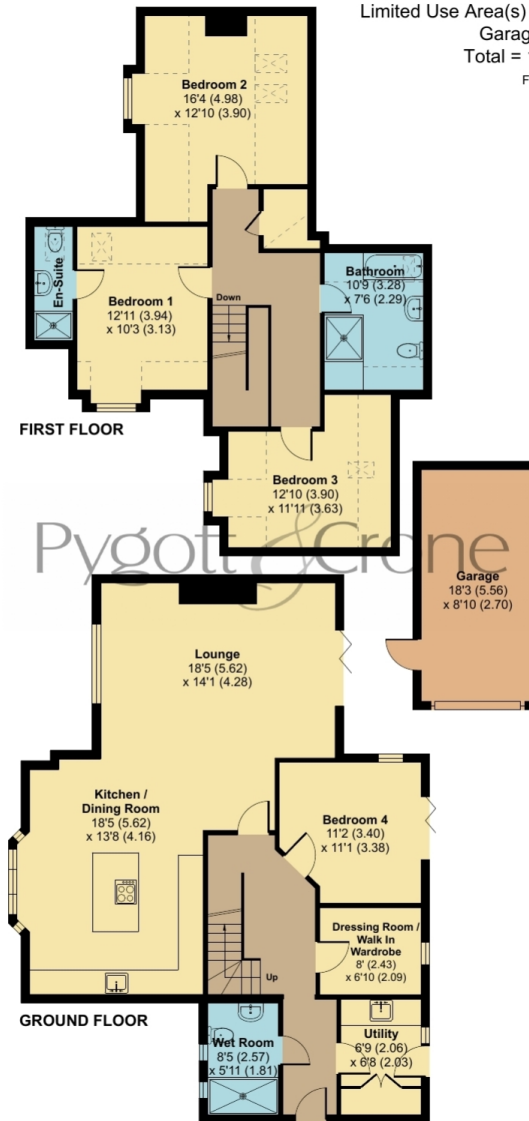




The Gardens, Anwick, Sleaford, NG34

Approximate Area = 1511 sq ft / 144 sq m
Limited Use Area(s) = 226 sq ft / 20.9 sq m
Garage = 162 sq ft / 15 sq m
Total = 1899 sq ft / 179.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Pygott & Crone. REF: 1304189



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is on the market with our Sleaford branch

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