



36 Bristol Way  
Sleaford, Lincolnshire, NG34 7AE

£290,000

## 4 Bedroom Detached House

- Freehold
- Well presented family home
- Some 1422 sqft accommodation
- Gas central heating, uPVC double glazing
- Lounge, dining room, conservatory
- 3 double & 1 single bedroom
- Garage & driveway
- Kitchen, utility & WC
- Rear garden not overlooked
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 36 Bristol Way, Sleaford, Lincolnshire, NG34 7AE](#)



## Overview

Enjoying a small cul de sac location on this popular residential development is this well presented detached family home offering approx. 1422 sqft of accommodation that features gas fired central heating and uPVC double glazing.

The accommodation briefly comprises Hallway, WC, Lounge with open fireplace, Dining Room with patio door to Conservatory, Kitchen and Utility. To the first floor are landing, Three double Bedrooms, single bedroom, En Suite Shower Room and Family Bathroom.

A driveway to the front provides parking and leads to the garage whilst to the rear are enclosed gardens that are not overlooked and private. They include lawn bordered by shrubs and trees.





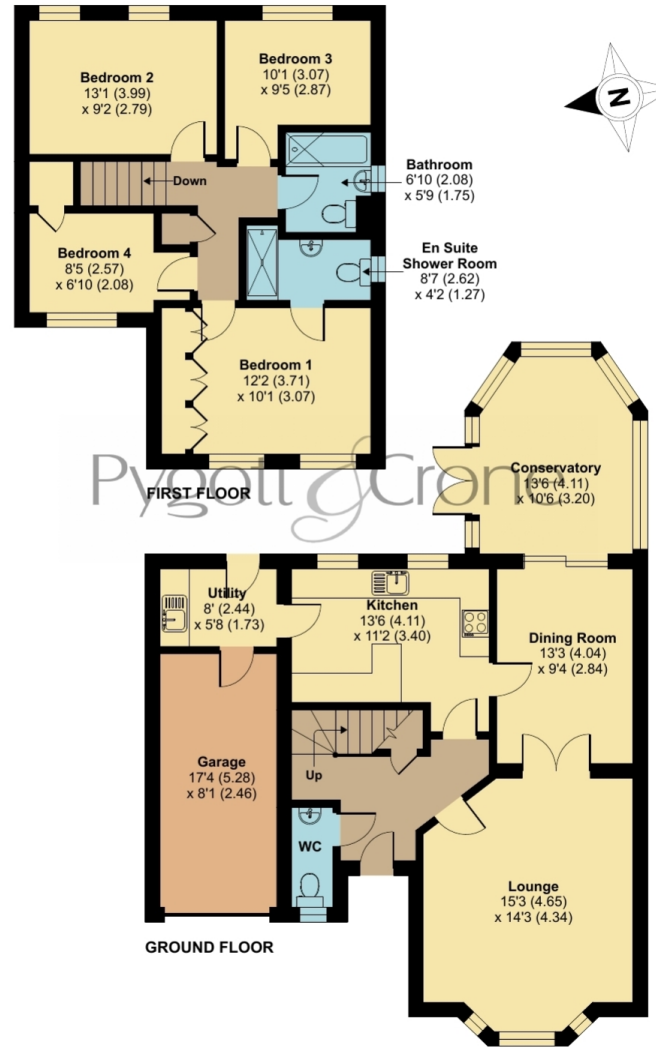
# Bristol Way, Sleaford, NG34

Approximate Area = 1422 sq ft / 132.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1561 sq ft / 145 sq m

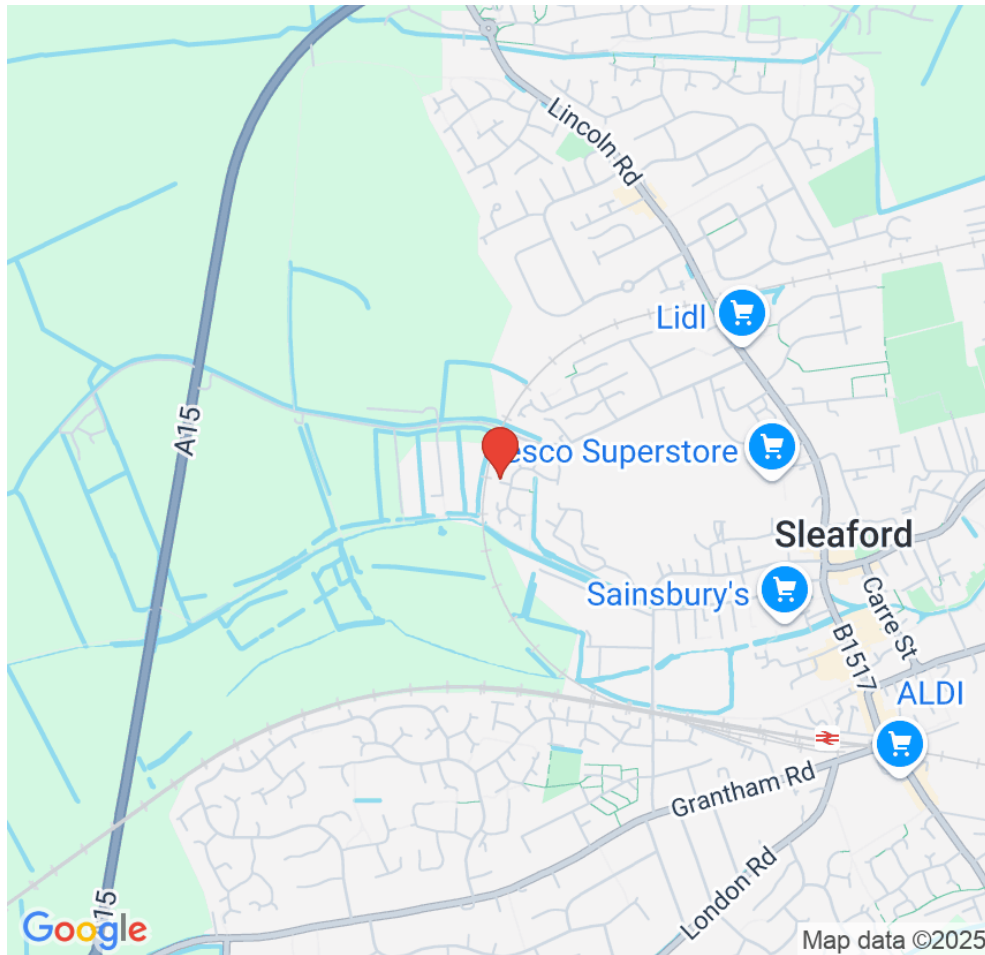
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1229179



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