



Southfields, Sleaford  
£210,000



- NO CHAIN
- Popular Location
- Semi Detached House
- UPVC Windows
- Fully Refurbished
- Newly installed Boiler
- Garage
- EPC rating TBC



**\*\*NO CHAIN\*\*** This three bed semi detached house has recently undergone a full refurbishment. Located in the popular residential Southfields area of Sleaford and within walking distance to the town centre. Having newly installed combi boiler, Kitchen, Bathroom and being tastefully decorated throughout. A viewing is highly recommended to appreciate the standard of the property.

### Entrance Hall

Having composite entrance door with cloak handing space, panelled wall and part glazed oak veneer door leading to lounge.

### Lounge Diner

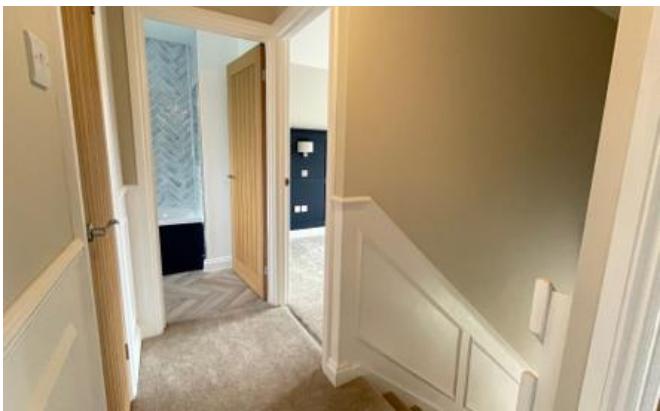
**3.76m x 6.15m (12.3ft x 20.2ft)**

With windows to front and rear aspects, two radiators, TV point, wall lights, electric modern fireplace and stairs leading to the first floor landing.

### Kitchen

**2.18m x 3.5m (7.2ft x 11.5ft)**

Having newly fitted base and eye level units with work surface over, inset ceramic 1.5 bowl sink and drainer, integrated eye level double oven, integrated washing machine, part tiling to walls, space for fridge freezer, laminate flooring, radiator, part glazed door to garden and window to rear aspect.



### First Floor Landing

With stairs taken from the lounge, access to lost space, continued panelling to walls and storage cupboard with shelving.

### Bedroom One

2.73m x 3.99m (9ft x 13.1ft)

With window to front aspect, radiator and wall lights.

### Bedroom Two

2.56m x 3.99m (8.4ft x 13.1ft)

With window to front aspect, radiator and wall lights.

### Bedroom Three

2.64m x 2.07m (8.7ft x 6.8ft)

With window to rear aspect, radiator and storage cupboard.

### Family Bathroom

Being newly fitted and having panelled bath with mixer bar shower over, low level w.c, wash hand basin set in vanity unit with storage cupboard under, heated towel rail, extractor fan, window to rear aspect and feature alcove with glass shelf and spot light.

### Garage

Benefitting from newly installed electric garage door, power and lighting.

### Outside

To the front of the property is a driveway providing off road parking which in turn leads to the garage. The remainder of the front is laid to lawn with a paved pathway leading to the entrance door and to the rear of the property. The rear garden is mainly laid to lawn with a newly laid large paved patio area and dwarf brick wall. The rear garden is fully enclosed with hedge and fence boundaries.

### Agents Note

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### Agents Note

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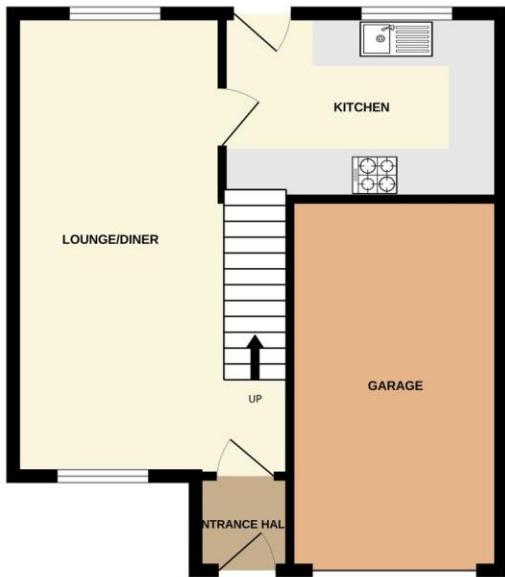
### Agents Note

The owner of this property is an employee of Newton Fallowell.

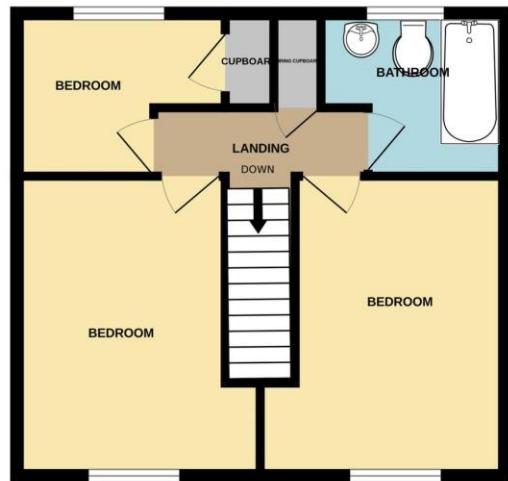


## Floorplan

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



SOUTHFIELDS, SLEAFORD

TOTAL GROSS AREA - 894 sq ft (82.1 sq m) approx



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