

## Linwood Close, Sleaford, NG34 8AQ



**Offers In The Region Of £225,000 Freehold**



A good sized three bedroom detached bungalow with single garage beautifully presented with modern shower room and kitchen, located at the north end of Sleaford just behind the CO-OP and neighboring shops and takeaways making this a great location for facilities right on your doorstep.

The property briefly comprises of "L" shaped hallway, generous sized lounge with marble fireplace, archway through to the dining room, modern kitchen with many appliances included if desired, two double bedrooms both with Oak fitted wardrobes and one single bedroom/office, shower room with double shower, it has gas central heating with radiators to all rooms is has a lovely wood grain effect UPVC double glazing.

Outside is low maintenance to the front with the rear having a lawn, summerhouse and paving areas.  
EPC Rating: D and Council Tax Band: C



## Accommodation

The property is entered through an archway between the garage and the bungalow with the main front door located on the side elevation which is UPVC glazed door into an "L" shaped hallway.

## Hall

6'7" x 11'2"



Carpeted flooring, radiator, loft access with ladders to a fully boarded loft, pendant lighting, airing cupboard housing the hot water tank and twin pump which provides for a great shower pressure. doors leading to lounge, kitchen, two double bedrooms and one single bedroom and shower room.

## Lounge

13'0" x 16'10"



UPVC Bay window to front elevation with leaded glass finish, double radiator, marble fireplace with inset electric fire with remote control, carpeted flooring and pendant lighting and archway through into dining room.

## Dining Room

8'1" x 8'10"



Entered through the archway from the lounge or through a glazed wooden door from the kitchen, having UPVC window to the front elevation with leaded glass, radiator, carpeted flooring and pendant lighting.

## Kitchen

7'10" x 6'7"



UPVC window to side elevation above the sink, an upper glazed UPVC side door to passageway, ceramic tiled floor, floor to ceiling tiled walls, a range of ash effect wall and base units with some extras such as twin carousel corner unit and two pull out racking units, laminate worktops, double electric oven, tall fridge freezer, washing machine, four ring gas hob with extractor hood above, a full height door to storage cupboard ideal for mops and brushes with shelving on top, one and half bowl ceramic sink with chrome mixer tap, central heating controls and a heated towel rail.

## Shower Room 5'2" x 7'5"



UPVC frosted window to side elevation, highly polished ceramic floor tiling, floor to ceiling wall tiles, full length double shower cubicle with bar mixer shower powered by a twin shower pump in the airing cupboard for great showers, close coupled toilet, pedestal wash hand basin with separate hot and cold taps, chrome heated towel rail and mirrored medicine cabinet.

## Bedroom 1 12'4" x 10'4"



UPVC window to rear elevation with radiator underneath, carpeted flooring and pendant lighting. fully fitted Oak wardrobes to two elevations with a dressing table area on the far wall.

## Bedroom 2 8'9" x 10'4"



UPVC window to rear elevation with radiator underneath, carpeted flooring and pendant lighting. with fully fitted Oak wardrobes to one wall.

## Bedroom 3 8'11" x 7'5"



UPVC window to side elevation with radiator underneath, carpeted flooring and pendant lighting.

## Garage 9'3" x 18'4"

Having an up and over door to the front with glazed personal UPVC door to the rear, housing the gas boiler inside, there is power and lighting also.

## Rear Garden



Having a large paved area with two vegetable patches, the rear of the garage has a lean-to canopy with a poly carbonate roof for addition shelter. Summer house with raised decking in front, lawn and perimeter hedges with the right hand side having a pathway running all the way to the front side gate.

## Front Garden

The front garden is low maintenance being laid mainly

to gravel with pathways down each side and across the front under the lounge window, being gated each side using wrought iron for security, the driveway is block paved for one car.

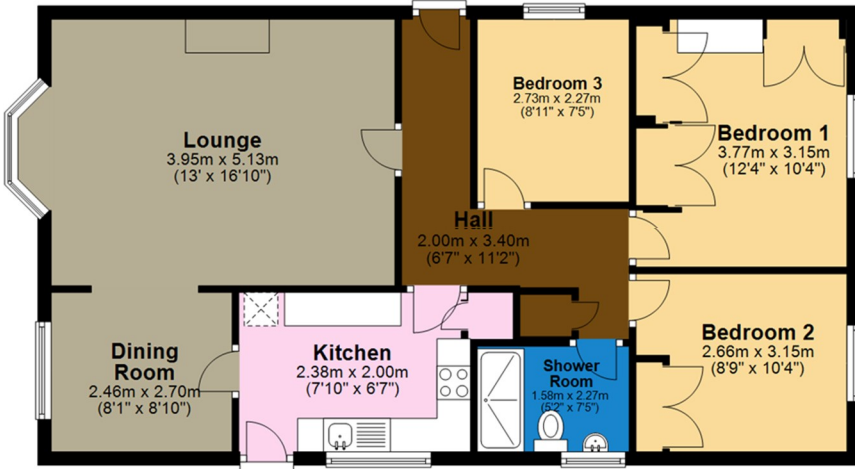
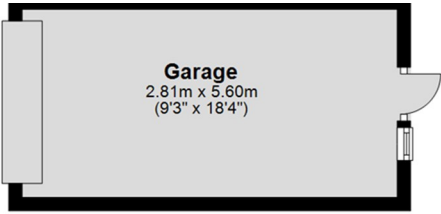
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	