



**Riverside Close, Sleaford NG34 7RF**



**welcome to**

**Riverside Close, Sleaford**

A semi-detached, Grade II listed house, finished to a high standard with Karndean flooring downstairs, wool carpets, solid oak worktops and mezzanine overlooking the lounge, just to name a few of the features. This is simply a must view!!!



**Entrance Hall**

Having Karndean flooring and radiator.

**Bedroom One**

10' x 11' ( 3.05m x 3.35m )

Having built-in wardrobes and radiator.

**Kitchen**

13' 9" x 10' 7" max ( 4.19m x 3.23m max )

Fitted with a range of wall and base units with solid oak work surfacing over, Belfast style sink, electric oven, gas hob, extractor, plumbing for washing machine, space for fridge freezer, Karndean flooring and radiator.

**First Floor Landing**

Access to the loft, which is 12'8 x 7'9 and window to the side.

**Lounge**

11' x 14' 4" ( 3.35m x 4.37m )

There is a TV point and two radiators. There are stairs up to the mezzanine area.

**Bedroom Two**

9' 3" x 6' 11" ( 2.82m x 2.11m )

There is built-in storage and radiator.

**Shower Room**

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC and heated towel rail.

**Outside Front**

To the front of the property there is parking.

**Rear Garden**

There is a full enclosed low maintenance rear garden.



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## **Riverside Close, Sleaford**

- Grade II listed
- Modern two bedroom semi-detached house with "cottage features"
- Off road parking and garden to rear
- Mezzanine overlooking the lounge
- Downstairs double bedroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112229 - 0005

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