





**Burns Crescent, Sleaford NG34 7GD** 



# welcome to

# **Burns Crescent, Sleaford**

A beautifully presented detached house with double garage and driveway to the front, as well as an enclosed rear garden. This property has been finished to a high standard with recently renovated bathroom and ensuite and offers good sized rooms throughout.













#### **Porch**

#### Hall

Having stairs rising to the first floor.

## Lounge

19' 11" x 11' 3" ( 6.07m x 3.43m )

Featuring a fireplace with gas fire, radiator, TV point, two windows to the front and double doors to the:

## Conservatory

9' 10" x 9' 10" ( 3.00m x 3.00m )

Having electric heating, windows to three sides and door to the side.

## **Dining Room**

11' 3" x 9' ( 3.43m x 2.74m )

Having a radiator and two windows to the front.

## Kitchen

11' 2" x 9' 6" ( 3.40m x 2.90m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl stainless steel sink, built-in double oven, gas hob, extractor, integrated dishwasher, modern radiator and window to the rear.

## Utility

Having wall and base units, stainless steel single drainer sink, plumbing for washing machine, radiator, wall mounted boiler and door to the rear.

#### WC

Fitted with a wash hand basin, WC and radiator.

## **First Floor Landing**

There is a storage cupboard and radiator.

#### **Bedroom One**

12' x 11' 7" ( 3.66m x 3.53m )

There is a fitted wardrobe, radiator and window to the rear.

#### Ensuite

Fitted with a shower cubicle, wash hand basin with vanity units below, WC, towel rail and window to the rear.

#### **Bedroom Two**

11' 6" x 9' 9" ( 3.51m x 2.97m )

Having a radiator and window to the front.

#### **Bedroom Three**

11' 7" x 6' 10" ( 3.53m x 2.08m )

There is a radiator and window to the front.

#### **Bedroom Four**

8' 7" x 9' 2" ( 2.62m x 2.79m )

Having a radiator and window to the rear.

#### **Bathroom**

5' 11" x 6' 2" ( 1.80m x 1.88m )

Fitted with a bath with mixer tap shower attachment, wash hand basin with vanity unit below, WC, heated towel rail, partly tiled walls and window to the front.

#### **Outside Front**

To the front of the property there is a gravelled driveway providing parking for several vehicles, lawn with pathway to the front door and gated access to the rear.

## Garage

Having up and over door, personal door to the garden and window.

#### **Rear Garden**

The enclosed rear garden is mainly laid to lawn with a patio area, mature shrubs and hedging.





## welcome to

# **Burns Crescent, Sleaford**

- Double garage
- Private enclosed rear garden
- Recently renovated bathroom and ensuite
- Separate dining room
- Quiet location on the outskirts of Sleaford

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

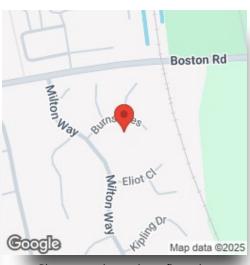
offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

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01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk