



**Almond Walk, Sleaford NG34 8BH**

**welcome to**

**Almond Walk, Sleaford**

A well-presented terraced property within walking distance to amenities in Sleaford town centre that has been modernised throughout. Perfect for a family or investor, this property has a driveway to the front and good sized garden to rear.



### Entrance Hall

There is a radiator and stairs rising to the first floor.

### Dining Room

11' 9" x 8' 10" ( 3.58m x 2.69m )

Having a radiator, bay window and opening to the:

### Lounge

12' 11" max x 13' 5" ( 3.94m max x 4.09m )

Featuring a fireplace with wood burner, radiator, TV point and patio doors to the rear garden.

### Kitchen

13' 5" max x 7' 10" ( 4.09m max x 2.39m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer stainless steel sink with mixer tap, built-in oven, induction hob, extractor, integrated fridge freezer, plumbing for washing machine, plumbing for dishwasher, window, door to a store and garden.

### First Floor Landing

Having a storage cupboard.

### Bedroom One

13' max x 10' 2" ( 3.96m max x 3.10m )

There are built-in wardrobes, radiator and window.

### Bedroom Two

9' 9" max x 12' 3" ( 2.97m max x 3.73m )

Having a radiator and window.

### Bedroom Three

10' 1" x 9' 9" ( 3.07m x 2.97m )

There is a fitted cupboard, radiator and two windows.

### Bedroom Four

7' 8" x 8' 10" ( 2.34m x 2.69m )

Having a radiator and window.

### Bathroom

Fitted with a bath with shower over, wash hand basin, WC, heated towel rail, partly tiled walls and window.

### Outside Front

To the front of the property there is parking and access to the rear.

### Rear Garden

The enclosed rear garden is mainly laid to lawn with a patio area, shed and greenhouse.

### Outbuilding

Comprising of a wood store and WC/utility.



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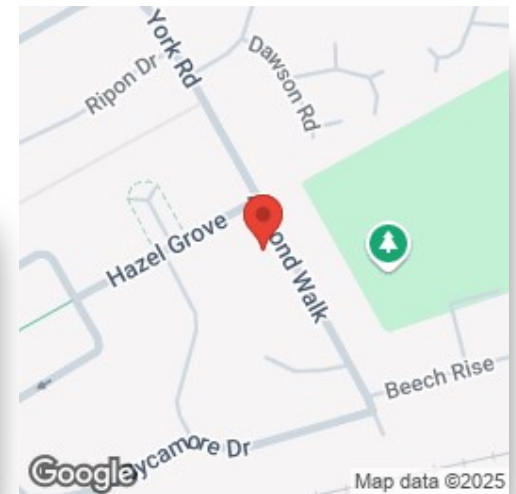
**welcome to**

## **Almond Walk, Sleaford**

- Four bedrooms
- Driveway for one car
- Good sized rear garden
- Walking distance to amenities
- Ideal for first time buyers

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

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112427 - 0005

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