



**Falcon Way, Sleaford NG34 7UA**



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## **Falcon Way, Sleaford**

Well-presented semi-detached house on the outskirts of Sleaford in walking distance to amenities. This property would be ideal for a first time buyer, offering an enclosed rear garden and three good sized bedrooms, among other features.



**Entrance Hall**

Having a radiator.

**Lounge**

15' 1" x 12' 3" max ( 4.60m x 3.73m max )

Featuring a fireplace with electric fire, TV point, radiator, storage cupboard and window.

**Kitchen**

15' 7" x 8' 10" ( 4.75m x 2.69m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl stainless steel sink, oven, hob, extractor, plumbing for washing machine and dishwasher, space for fridge freezer, wine rack, radiator, wall mounted boiler, window and door to the garden.

**First Floor Landing**

Having a window.

**Bedroom One**

11' 8" x 8' 7" ( 3.56m x 2.62m )

There is a radiator and window.

**Bedroom Two**

11' 9" x 8' 5" ( 3.58m x 2.57m )

Having a radiator and window.

**Bedroom Three**

There is a radiator and window.

**Bathroom**

6' 9" x 8' 4" max ( 2.06m x 2.54m max )

Fitted with a suite comprising of a bath with shower over, wash hand basin with storage below, WC, radiator and cupboard.

**Outside Front**

To the front of the property there is a driveway providing parking for two vehicles and a low maintenance garden.

**Rear Garden**

The enclosed rear garden has a lawn, decking, Indian sandstone patio and outside tap.

**Agents Note**

The vendor has advised that the boiler has recently been replaced.



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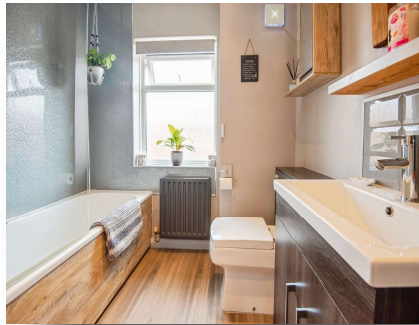
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## **Falcon Way, Sleaford**

- Ideal for first time buyers
- Walking distance to amenities
- Driveway for multiple vehicles
- Popular residential area
- Enclosed rear garden

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

**£199,950**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112619 - 0004

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