



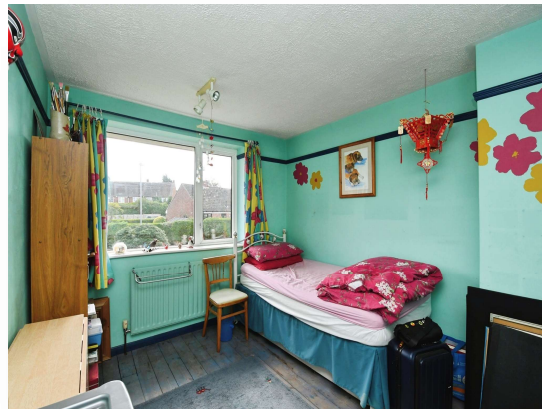
**Rhodes Avenue, Sleaford NG34 7PB**



***welcome to***

**Rhodes Avenue, Sleaford**

An end of terraced home offering excellent potential, set on a generous plot with a large front garden, driveway parking and an impressive rear garden. The property is dated in some areas and requires modernisation, but provides a solid layout with spacious rooms and great potential!



**Entrance Hall**

Having a radiator.

**Lounge**

15' 6" max x 14' 5" ( 4.72m max x 4.39m )

Featuring a fireplace with gas fire, TV point, radiator and window to the front.

**Kitchen**

17' 10" x 8' ( 5.44m x 2.44m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, plumbing for washing machine, cupboard, radiator, tiled flooring and window to the rear.

**Lean-To**

8' 2" x 5' 10" ( 2.49m x 1.78m )

With an outside WC.

**First Floor Landing**

Having a cupboard.

**Bedroom One**

11' 6" max x 10' 4" max ( 3.51m max x 3.15m max )

There is a built-in wardrobe, radiator and window to the rear.

**Bedroom Two**

11' 6" max x 11' 2" ( 3.51m max x 3.40m )

Having a TV point, radiator and window to the front.

**Bedroom Three**

8' 4" x 8' 4" ( 2.54m x 2.54m )

There is a built-in cupboard, radiator and window to the front.

**Shower Room**

8' x 5' 7" ( 2.44m x 1.70m )

Fitted with a shower cubicle, wash hand basin, WC, radiator, cupboard and two windows to the rear.

**Outside Front**

To the front of the property there is a driveway providing parking for multiple vehicles and lawn.

**Rear Garden**

The small enclosed rear garden has a lawn, gated area to a path, which leads to a larger lawned area with seating.



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**welcome to**

## **Rhodes Avenue, Sleaford**

- Walking distance to town centre & local amenities
- Three bedroom property
- Small enclosed garden and larger separate garden space
- Large frontage with off road parking
- Scope for modernisation

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

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112821 - 0003

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