

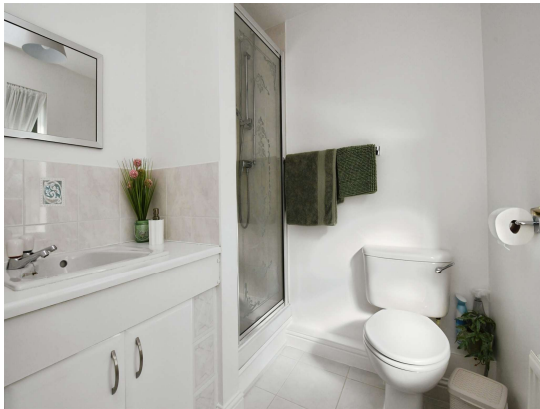


Abbey Road, Sleaford NG34 7XB

welcome to

Abbey Road, Sleaford

Spacious detached home in a sought-after location, with gated driveway protecting a double garage. The property offers a bright lounge, modern kitchen diner, utility room, en-suite, family bathroom and enclosed rear garden. Ideally placed for local amenities such as schools and transport links.



Entrance Hall

Having a radiator and stairs to the first floor.

Lounge

15' 7" x 10' 10" (4.75m x 3.30m)

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

Kitchen

26' x 9' 5" (7.92m x 2.87m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, hob, extractor, plumbing for dishwasher, breakfast bar and French doors to the:

Conservatory

11' 7" x 8' 4" (3.53m x 2.54m)

Having windows, oil fired heater and door.

Utility Room

5' 3" x 5' 3" (1.60m x 1.60m)

Having base units with work surfacing, plumbing for washing machine, radiator and door to the side.

Study

10' x 8' 8" (3.05m x 2.64m)

There is a radiator and window to the front.

Cloakroom

Fitted with a wash hand basin, WC, radiator and extractor fan.

First Floor Landing

Having a cupboard and access to the loft.

Bedroom One

13' 3" x 11' 1" (4.04m x 3.38m)

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

Ensuite

5' 11" x 5' 11" max (1.80m x 1.80m max)

Fitted with a shower cubicle, wash hand basin with storage below, WC, radiator, extractor and window to the front.

Bedroom Two

13' 1" x 11' 8" (3.99m x 3.56m)

Having a built-in wardrobe, radiator and window to the front.

Bedroom Three

8' 11" x 8' 7" (2.72m x 2.62m)

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

Bedroom Four

9' 7" x 9' 2" (2.92m x 2.79m)

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

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, extractor and window to the rear.

Outside Front

To the front of the property there is a block paved driveway providing parking for multiple vehicles and a brick wall as the boundary.

Double Garage

18' 7" x 19' 1" (5.66m x 5.82m)

Having an up and over door, power and lighting.

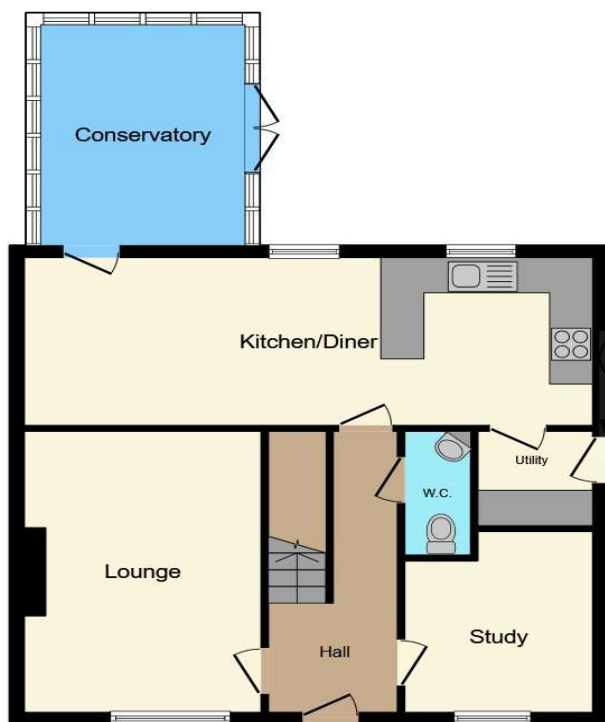
Rear Garden

The enclosed rear garden has a lawn and patio.



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Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Abbey Road, Sleaford

- Detached double garage and driveway for multiple cars
- Large kitchen/diner leading to conservatory
- Sought after location on outskirts of Sleaford
- Four double bedrooms with en-suite to master
- Immaculately presented throughout

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

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112860 - 0003

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