



Pethley Lane, Pointon
Sleaford, Lincolnshire, NG34 0ND

NEWTONFALLOWELL 

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Sleaford, Lincolnshire, NG34 0ND
£399,950 Freehold

Situated within the charming village of Pointon sits this much improved FIVE bedroom detached family home. The property boasts an abundance of accommodation, including; three reception rooms, a newly fitted kitchen diner, utility room, downstairs WC, five DOUBLE bedrooms, two modern en-suites and a stunning four-piece family bathroom to match. The property also benefits from an integral double garage, ample off-road parking and a generous rear garden. The owners have recently had new uPVC windows and doors installed throughout. The property offers close proximity to highly-regarded schools in both Bourne and Billingborough.

On entering the property you are initially met by a spacious entrance hall, offering access into the majority of downstairs accommodation. The first door on your right shows you through into an impressive 20' long living room, containing sliding doors looking to the rear. Double doors from the entrance hall offer access into a generous dining room, also containing sliding doors to the rear. Opposite the hall, a further reception room is found, perfect for a home office. To the left of the property, a beautifully presented kitchen diner is situated, benefiting from an array of integrated appliances and ample worktop and unit space. The kitchen also offers entry into a utility room, which contains its own external access and integral access into the garage. To the first floor, the landing space separates FIVE well balanced double bedrooms and a stunning four-piece family bathroom. Two of the bedrooms boast newly fitted en-suite shower rooms, matching the family bathroom.

Outside the front of the property, multiple off-road parking spaces are found in front of a double garage. The rear garden is a generous size and partially walled, benefiting greatly from not being over-looked. With so much on offer, we highly recommend you view this property at your earliest convenience.



Entrance Hall

Living Room

20'3 x 11'4 (6.17m x 3.45m)

Dining Room

12'6 x 12'5 (3.81m x 3.78m)

Study

11'4 x 9'7 (3.45m x 2.92m)

Kitchen Diner

17 x 16'11 max (5.18m x 5.16m max)

Utility Room

11'3 x 6'5 (3.43m x 1.96m)

WC

9'1 x 3'9 (2.77m x 1.14m)

Master Bedroom

16'6 x 16'5 (5.03m x 5.00m)

En-Suite

7'9 x 5'6 (2.36m x 1.68m)

Bedroom Two

17 x 11'6 (5.18m x 3.51m)

En-Suite

6'7 x 6'5 (2.01m x 1.96m)

Bedroom Three

12'7 x 9'11 (3.84m x 3.02m)

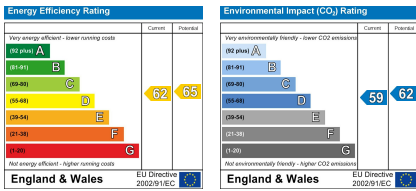
Bedroom Four

10'7 x 9'2 (3.23m x 2.79m)

Bedroom Five

10'7 x 9'2 (3.23m x 2.79m)



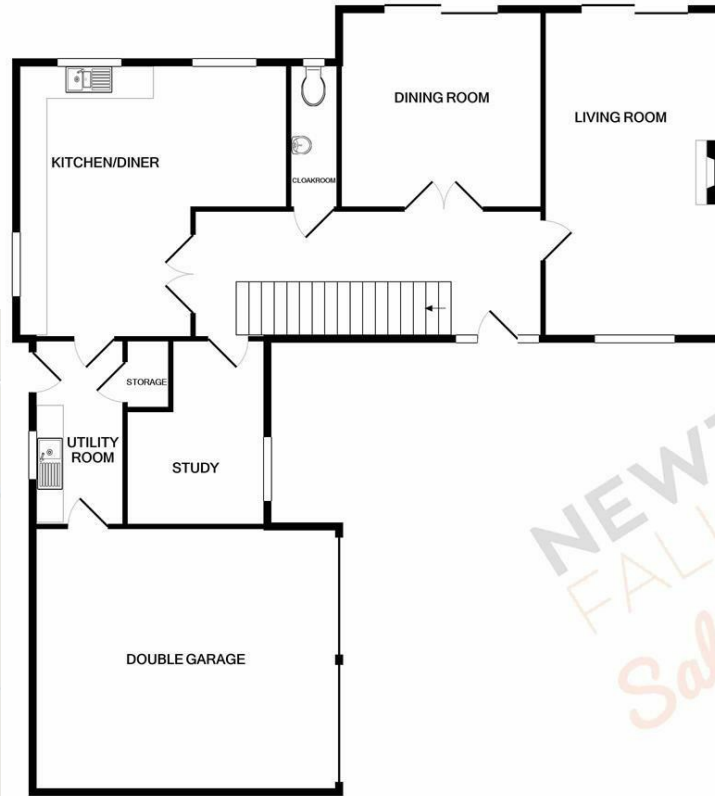


AGENTS NOTE – DRAFT PARTICULARS:

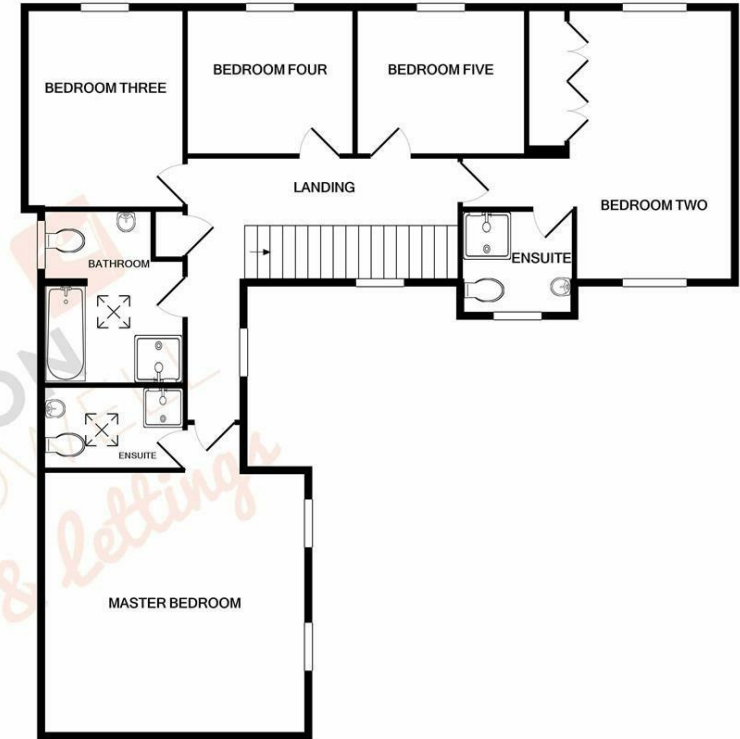
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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t: 01778422567
e: bourne@newtonfallowell.co.uk
www.newtonfallowell.co.uk