



Sheldrake Road, Sleaford
£285,000 - REDUCED



4



2



3

Freehold



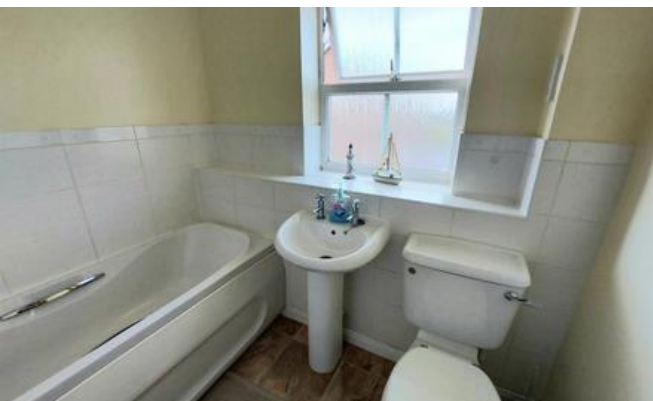
Key Features

- Detached Family Home
- Four Bedrooms
- Lounge
- Kitchen
- Converted Garage
- Popular Estate Location
- EPC rating D





Set in a popular residential area this **FOUR BEDROOM** detached house has accommodation comprising Entrance Hall, Cloakroom, Lounge, Separate Dining Room, Study, Kitchen, Utility, Four Bedrooms, master with En-suite and a separate family Bathroom. The property benefits from being upvc double glazed and gas fired central heating, a viewing is highly recommended to appreciate the size of property on offer.



Entrance Hall

With part glazed entrance door, radiator, stairs to first floor landing, understairs storage cupboard.

Lounge

4.24m x 4.14m

Having bay window to front, radiator, TV point, telephone point, gas fire with feature surround.

Dining Room

2.90m x 2.72m

With radiator and French doors to rear garden.

Study

3.58m x 2.46m

Having window to front and radiator.

Kitchen

3.61m x 2.90m

Having a range of base and eye level units with work surface over and inset sink drainer unit, integrated oven and hob with extractor hood over, plumbing for dishwasher, radiator, TV point, space for fridge freezer and window to rear.



Utility Room

Having base and eye level units with work surface and inset sink and drainer unit with further appliance space under including plumbing for washing machine, wall mounted gas boiler, tiled floor and door to side.

Cloakroom

Having low level WC, pedestal washbasin, radiator and window to front.

First Floor Landing

With stairs taken from the main entrance hall, galleried landing with access to roof space, airing cupboard with hot water tank and shelving and window to front.

Bedroom 1

3.68m x 3.38m

With window to front, built in double wardrobes, radiator, TV point and telephone point.

En Suite

Having low level WC, hand washbasin and double shower cubicle with mains fed shower, fully tiled walls, window to side, heated towel rail and extractor fan.

Bedroom 2

3.99m x 2.87m

With window to rear, radiator, TV point and built-in double wardrobe.

Bedroom 3

Floorplan



SHELDRAKE ROAD, SLEAFORD,

TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



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