



Bede Close, Sleaford
£290,000



- Detached Family House
- Four Bedrooms
- Popular Estate Location
- Single Integral Garage

- West Facing Garden
- Conseravtory
- Freehold
- EPC rating D



Set on a popular residential estate in Sleaford is this **FOUR BEDROOM DETACHED FAMILY HOME**. Benefitting from a West Facing Garden and Integral Single Gage, The property comprises; Entrance Hall, Lounge, Kitchen, Dining Room, Utility Room, WC, Conservatory, Four Bedrooms, En Suite to Master and Family Bathroom. A viewing is highly recommended to fully appreciate the size and location of property on offer.

Entrance Hall

With part glazed door to front, BT point, personnel door to garage, stairs leading to 1st floor and radiator.

Lounge

3.20m x 5.14m (10'6" x 16'11")

Having bay window to front aspect, gas fire set in decorative surround, TV point, BT point and radiators.

Kitchen

3.02m x 2.90m (9'11" x 9'6")

Having base and eye level units with work surface over, double eye level oven, 4 ring gas hob with extractor hood over, sink with drainer and mixer tap, integrated dishwasher, breakfast bar, window to rear aspect and radiator.

Dining Room

2.70m x 3.10m (8'11" x 10'2")

With double doors from lounge, patio doors to conservatory and radiator.



Utility Room

Having eye level units with work surface below, space and plumbing for washing machine and tumble dryer, space for fridge freezer, part glazed door to rear.

Conservatory

2.44m x 3.65m (8'0" x 12'0")

Being part brick and upvc build with French doors to garden.

Landing

With stairs taken from ground floor, window to side aspect, airing cupboard and access to loft.

Master Bedroom

3.49m x 3.60m (11'6" x 11'10")

Having fitted wardrobes, TV point, window to front aspect and radiator.

En Suite to Master

Having mains fed shower cubicle, pedestal hand wash basin, low level wc, extractor fan, window to side aspect and radiator.

Bedroom Two

3.45m x 2.93m (11'4" x 9'7")

With built in wardrobes, window to front aspect and radiator.

Bedroom Three

2.56m x 3.09m (8'5" x 10'1")

With built in wardrobe, window to rear aspect and radiator.

Bedroom Four

2.27m x 1.96m (7'5" x 6'5")

With built in wardrobe, window to rear aspect and radiator.



Family Bathroom

2.03m x 1.96m (6'8" x 6'5")

Being fully tiled, p shaped bath with mains fed shower over, pedestal hand wash basin, low level wc, chrome heated towel rail, extractor fan and window to rear aspect.

Garage

2.49m x 5.42m (8'2" x 17'10")

Having personnel door to entrance hall, up and over garage door, wall mounted storage units, electric and lighting.

Outside

the front of the property provides ample off road parking with a tarmac driveway, further area laid to lawn with hedge frontage and side access to rear.

The rear garden is mainly laid to lawn with patio area, decorative borders, outside tap and lighting with timber fence surround.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.



Floorplan

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk