



Wesley Close, Sleaford  
£425,000



4



2



3



Freehold

£425,000

 4  2  3

## Key Features

- Detached Family Home
- Four Bedrooms
- Envious Location
- NO ONWARD CHAIN
- Well Presented Throughout
- Wrap Around Garden
- EPC rating D





Newton Fallowell are delighted to present to market this Well Presented Four Bedroom Detached Family Home in a sought after location in Sleaford, offered for sale with NO ONWARD CHAIN. The property benefits from overlooking The Holt woodlands, well sized rooms throughout and wrap around garden. Internally comprising; Entrance Hall, Lounge, Sun Room, Study/Dining Room, Kitchen, Utility Room, Cloakroom, Four Bedrooms, Dressing Area to Master Bedroom, En Suite to 2nd Bedroom, Family Bathroom and Integral Single Garage. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

### Entrance Hall

With part glazed uPVC door to front, open bespoke stair case leading to 1st floor, storage cupboard with power, BT point and radiator.

### Lounge

7.18m x 4.35m (23'7" x 14'4")

With double glazed doors taken from Entrance Hall, two large picture windows to front and side aspects, two radiators and solid oak archway providing access to dining area.

### Dining Area

2.23m x 4.11m (7'4" x 13'6")

Having French doors leading to the side and picture window to rear over looking the garden, Amtico flooring, TV point and radiator.

### Kitchen

2.99m x 3.26m (9'10" x 10'8")

Having a range of base level units with work surface over, inset 1.5 composite bowl sink and drainer, water softener, integrated Neff oven and induction hob with extractor hood over, integrated Bosch fridge and freezer and radiator.

### Utility Area

2.93m x 1.97m (9'7" x 6'6")

Having matching base and wall units with work surface over, radiator and personnel door leading to the garage.

### Cloakroom

Being recently refitted and having low level w.c, hand wash basin set in vanity unit, mermaid board splash back and towel rail.

### Snug

2.96m x 3.59m (9'8" x 11'10")

With window to rear aspect and radiator, this room provides additional space for a variety of uses including play room, study or further bedroom.

### First Floor Landing

0.00m x 0.00m (0'0" x 0'0")

With stairs taken from the entrance hall, access to walk in eaves storage and access to loft space with window to side aspect.

### Bedroom One

4.06m x 3.06m (13'4" x 10'0")

Having window to front aspect with beautiful views overlooking Goodsons Holt woodland. radiator and opening onto dressing area.







### Dressing Area

2.20m x 3.06m (7'2" x 10'0")

Having built in wardrobes with sliding doors and further window to front aspect.

### Bedroom Two

4.07m x 3.58m (13'5" x 11'8")

With window to rear aspect, radiator, fitted furniture includes wardrobes, dressing table and shelving.

### En-Suite

Being newly fitted with mains fed shower cubicle, wall mounted hand wash basin and low level wc.

### Bedroom Three

2.21m x 3.57m (7'4" x 11'8")

With window to rear aspect, fitted wardrobe and radiator.

### Bedroom Four

1.68m x 3.19m (5'6" x 10'6")

With window to side aspect, access to eaves storage and radiator.

### Family Bathroom

Four piece suite comprising paneled bath with pillar taps, double mains fed shower cubicle with rain effect head over, pedestal hand wash basin, low level wc, storage units, extractor fan, chrome heated towel rail and two windows to rear and side aspect.





## Outside

The front of the property provides off road parking with a block paved driveway leading to single garage, side access to rear and further leading to wrap around garden. A further dropped curb to side offers the potential to develop an in/out driveway.

The side and rear of the property are well presented being mainly laid to lawn with decorative borders and shrubbery, wildlife pond, well sized patio area, further leading round to the rear corner of the property housing a greenhouse and keter shed.

## Garage

With electric up and over garage door to front, personnel door to utility room, plumbing for washing machine and dishwasher, pedestal hand wash basin, external tap and radiator.

## 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  
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209  
sleaford@newtonfallowell.co.uk