



Ambleside Close, Sleaford
£159,950



- Semi Detached House
- Two Double Bedrooms
- Kitchen Diner
- Lounge

- Off Road Parking
- Popular Location
- Freehold
- EPC rating D



Newton Fallowell are delighted to present to market this Two Double Bedroom Semi-Detached House just off the popular Ancaster Drive estate in Sleaford. Benefitting from a Kitchen Diner, Off Road parking for 2 cars and a generous sized rear garden, the property further comprises; Lounge, Two Double Bedrooms and Bathroom. An early viewing is highly recommended.

Lounge

3.07m x 4.11m (10'1" x 13'6")

Having bow window to front, TV point, telephone point, radiator and stairs to first floor landing.

Kitchen Diner

3.96m x 2.97m (13'0" x 9'8")

Having base and eye level units with work surface and inset sink drainer. Integrated oven and hob, space for fridge freezer, tiled floor, plumbing for machine machine, radiator, combination boiler. French doors and window to rear.

Landing

Having access to loft space.

Bedroom One

3.95m x 3.35m (13'0" x 11'0")

Having two windows to front, radiator and airing cupboard.



Bedroom Two

2.06m x 3.33m (6'10" x 10'11")

Having window to rear and radiator.

Bathroom

Having low level WC, hand wash basin and bath with electric shower over. Window to rear, radiator and part tiling to walls.

Outside

To the front ther is a garden area laid to lawn along with a driveway allowing ample off street parking. Gated access leads to the rear garden where there is a patio area and a private garden laid to lawn with fencing surround.



Agents Note

These are draft particulars awaiting vendor approval.

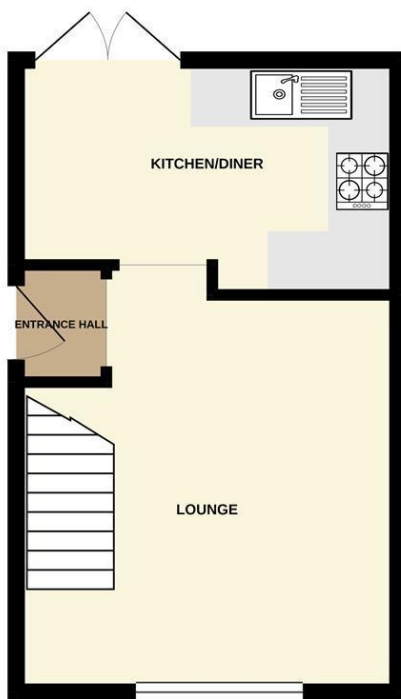
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Financial Services

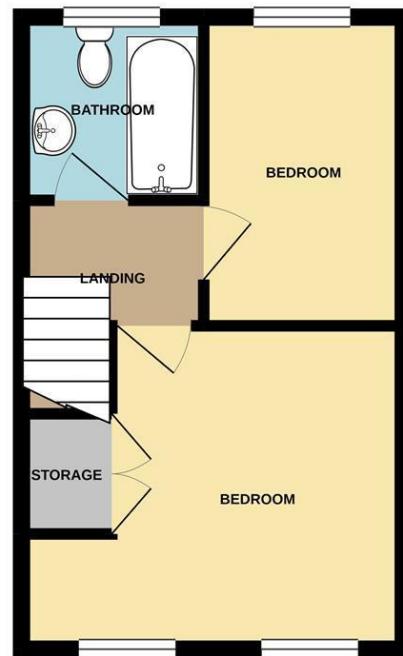
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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
278 sq. ft. (25.9 sq. m.) approx.



1ST FLOOR
278 sq. ft. (25.9 sq. m.) approx.



TOTAL FLOOR AREA : 557 sq. ft. (51.7 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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