



Grantham Road, Sleaford
£275,000



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Key Features

- Semi Detached House
- Four Bedrooms
- NO ONWARD CHAIN
- South Facing Rear Garden
- Off Road Parking
- Close Walking Distance to Town Centre
- EPC rating D
- Freehold





Within close walking distance of Sleaford Town Centre is this Victorian build Four Bedroom Semi-Detached House being offered for sale with NO ONWARD CHAIN. Benefitting from off-road parking, south facing rear garden and generous sized rooms throughout, the property comprises; Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Four Bedrooms, Shower Room, Two Outbuildings and Separate WC. An early viewing is highly recommended to fully appreciate the style, location and size of property on offer.

Porch

Having part glazed uPVC door to front and door to hallway.

Hallway

With stairs leading to 1st floor, under stairs storage and radiator.

Lounge 4.37m x 4.08m (14'4" x 13'5")

With remote controlled gas fire set in decorative surround, Bay window to front aspect, TV point, BT point and radiator.

Dining Room 3.96m x 3.90m (13'0" x 12'10")

With electric fire place set in decorative surround, glazed door to side, radiator and window to side aspect.

Kitchen 3.48m x 3.61m (11'5" x 11'10")

Having a range of base and eye level units with work surface over, freestanding gas oven with gas hob over, space and plumbing for washing machine, please note the Rayburn is disconnected, part glazed door to side aspect, windows to side and rear aspect and radiator.

Utility Room

Having base level units with work surface over, space for appliances and window to side aspect.

Landing

With stairs taken from ground floor, access to loft space and radiator.

Bedroom One 3.95m x 3.91m (13'0" x 12'10")

With window to rear aspect and radiator.

Bedroom Two 3.32m x 4.11m (10'11" x 13'6")

With window to front aspect and radiator

Bedroom Three 2.54m x 3.13m (8'4" x 10'4")

With built in storage, airing cupboard, window from landing, radiator and window to side aspect.

Bedroom Four 2.39m x 2.88m (7'10" x 9'5")

With window to front aspect and radiator

Shower Room

Being fitted only 3 years ago, double walk-in mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, window to side aspect and radiator.

Outside

The front of the property offers ample off road parking with the block paved driveway, brick wall surround and side access to rear. The large south facing rear garden is well presented offering of area to lawn and patio outside wc, brick outbuilding/shed with electric, one further brick shed with electric, outside tap, leading to large area laid to lawn and seating area, decorative borders with shrubbery, timber fence and hedge surround.

Agents Note

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GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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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