



Clay Hill Road, Sleaford  
£355,000



4



3



3



Freehold



## Key Features

- Detached Family Home
- Four Double Bedrooms
- Popular Estate Location
- Well Presented Throughout
- Double Garage
- Conseravtory
- EPC Rating: C
- Council Tax Band: D







Newton Fallowell are delighted to offer this Well-Presented Four Double Bedrooms Detached Family Home on the ever popular Clay Hill Road estate in Sleaford. Boasting a large lounge, built in wardrobes to all four bedrooms and a double garage, the property further comprises; Entrance Hall, Dining Room, Kitchen, Utility Room, Store Room, Conservatory, Cloakroom, Four Double Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

#### Entrance Hall

Having door to front aspect, window to front aspect, laminate flooring, stairs leading to 1st floor, under stairs storage cupboard and radiator.

#### Lounge

4.02m x 5.05m (13'2" x 16'7")

Having bay window to front aspect, gas fire place set in decorative surround, TV point, BT point, radiator and opening to Dining Room.

#### Dining Room

4.02m x 2.77m (13'2" x 9'1")

With continued laminate flooring from Entrance Hall, French Doors to conservatory and radiator.

#### Conservatory

2.79m x 3.40m (9'2" x 11'2")

Being part brick and uPVC build, French doors to garden, electric heater and tiled flooring.

#### Kitchen

3.48m x 3.48m (11'5" x 11'5")

Having a range of base and eye level units with work surface over, integrated double oven with 5 ring gas burner and extractor hood over, integrated fridge, one and a half sink with drainer and mixer tap, integrated dishwasher and window to rear

aspect.

#### Utility Room

2.28m x 2.66m (7'6" x 8'8")

Having a range of base and eye level units with work surface over, space and plumbing for washing machine, part glazed door to side aspect, window to rear aspect and access to store room.

#### Store Room

2.28m x 3.05m (7'6" x 10'0")

With access to garage.

#### Cloakroom

Having a pedestal hand wash basin, low level wc, window to rear aspect and radiator.

#### Landing

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

#### Master Bedroom

4.06m x 3.46m (13'4" x 11'5")

Having built in wardrobes, bay window to front aspect, TV point, and radiator.

#### En Suite

Modern three piece suite comprising electric shower cubicle, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, extractor fan and window to side aspect.

#### Bedroom Two

3.80m x 2.86m (12'6" x 9'5")

Having built in wardrobes, window to rear aspect and radiator.

#### Bedroom Three

2.70m x 2.84m (8'11" x 9'4")

Having built in wardrobes, window to rear aspect and radiator.

#### Bedroom Four

2.70m x 3.24m (8'11" x 10'7")

Having built in wardrobes, window to front aspect



and radiator.

#### Garage

Having two up and over garage doors to front, door to storage room, electric and lighting.

#### Family Bathroom

Three piece suite comprising panelled bath, pedestal hand wash basin, low level wc, radiator, extractor fan and window to rear aspect.

#### Outside

The front of the property offers ample off road parking with a tarmac driveway leading to double garage, pathway to front entrance, side access to rear with further area laid to lawn with hedge surround.

The rear garden is well presented being laid to lawn with further area with bark, decorative borders, outside tap and lighting with patio area.

#### 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.

#### 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.







# Floorplan

GROUND FLOOR  
983 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 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



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk