



York Road, Sleaford
£230,000



- Detached Bungalow
- Well Presented Throughout
- Three Bedrooms
- Lounge

- South Facing Rear Garden
- Ample Off Road Parking
- Freehold
- EPC rating C



Newton Fallowell are delighted to market this Well Presented Three Bedroom Detached Bungalow on the popular York Road estate in Sleaford. Being within close walking distance of local amenities, generous sized rooms throughout with a beautifully presented South Facing rear garden, internally the property comprises; Entrance Hall, Lounge, Kitchen, Three Bedrooms with option for a Dining Room, Kitchen, Porch/Utility Area and Family Shower Room. An early viewing is highly recommended.

Entrance Hall

With part glazed uPVC door to front

Lounge

3.47m x 5.20m (11'5" x 17'1")

Having a gas fire set in decorative surround, TV point, BT point, windows to front and side aspects and radiator.

Kitchen

2.41m x 2.41m (7'11" x 7'11")

Well presented kitchen with a range of base and eye level units with work surface over, free standing gas oven with hob and extractor hood over, sink with mixer tap and drainer, space for fridge freezer, storage cupboard housing the combi boiler, glazed door and window to porch/utility.



Utility Room/Porch

1.10m x 3.80m (3'7" x 12'6")

With space and plumbing for washing machine with worktop over, window to side aspect, glazed door to rear and radiator.

Hallway

With storage cupboard, access to loft with fitted ladder and radiator.

Bedroom One

3.66m x 3.58m (12'0" x 11'8")

With window to rear aspect and radiator.

Bedroom Two

2.67m x 3.47m (8'10" x 11'5")

With window to rear aspect and radiator.

Bedroom Three/Dining Room

2.50m x 2.68m (8'2" x 8'10")

With window to front aspect and radiator.

Family Shower Room

With electric corner shower cubicle, pedestal hand wash basin, low level wc, extractor fan, radiator and window to side aspect.

Outside

The front of the property provides ample parking with a large block paved driveway, graveled border, side access to rear and timber fence surround.

The well presented South Facing rear garden is mainly laid to lawn with patio area, numerous areas for plants/vegetables, two timber sheds, outside tap and lighting with timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

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Floorplan

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



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