



Meadowfield, Sleaford  
£205,000



- Semi Detached Bungalow
- Four Bedrooms
- Renovation Project
- Generous Sized Plot
- Ample Off Road Parking
- NO ONWARD CHAIN
- Freehold
- EPC rating D



Offered for sale with NO ONWARD CHAIN is this Four Bedroom Semi-Detached Bungalow. Requiring modernisation throughout, this property provides excellent potential sitting on a generous sized plot in a popular location. Internally the property comprises; Entrance Hall, Lounge, Kitchen, Utility Room, Four Bedrooms, Family Bathroom. An early viewing is highly recommended to fully appreciate the potential on offer.

### Entrance Hall

With glazed door to front, BT point and radiator.

### Lounge 4.00m x 3.79m (13'1" x 12'5")

Having fire place with capped off gas connection, TV point, window to front aspect and radiator.

### Kitchen 3.04m x 2.74m (10'0" x 9'0")

Having a range of base and eye level units with work surface over, large sink with double drainer, space and plumbing for washing machine, space for freestanding electric oven, boiler, window to rear aspect and radiator.

### Utility Room

With glazed door leading to garden, fitted storage cupboard housing the fuse box and plenty of space for appliances.



### Bedroom One 3.41m x 2.86m (11'2" x 9'5")

With built in storage cupboard, window to front aspect and radiator.

### Bedroom Two 2.52m x 3.68m (8'4" x 12'1")

With window to rear aspect and radiator.

### Bedroom Three/Dining Room 2.70m x 3.25m (8'11" x 10'8")

With laminate flooring, window to rear aspect and electric radiator.

### Bedroom Four 2.70m x 3.26m (8'11" x 10'8")

Accessed from bedroom 3/dining room but with the potential to have its own access from the Entrance Hall, with window to front aspect and electric heater.

### Family Bathroom

Three piece suite comprising paneled bath with electric shower over, wall mounted hand wash basin, low level wc, window to rear aspect and radiator.

### Outside

The front of the property offers ample parking with a concrete driveway leading to front entrance, area laid to lawn with borders, side access to rear with brick wall and timber fence surround.

The SOUTH FACING rear garden is mainly laid to lawn with concrete seating area, outside tap and lighting with timber fence surround.

### 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.

GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.





Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk