



Newton Way, Sleaford
£170,000 - REDUCED



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Key Features

- Semi Detached House
- Three Bedrooms
- Modernised Throughout
- Popular Estate Location
- NO ONWARD CHAIN
- Kitchen Diner
- EPC rating D
- Freehold





Newton Fallowell are proud to present to market this Modernised Three Bedroom Semi Detached Family Home within close walking distance of Sleaford Town Centre, offered for sale with NO ONWARD CHAIN. Benefitting from a new kitchen and bathroom, with generous sized rooms throughout, the property comprises; Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms and Family Bathroom. With ample off road parking with a single garage, an early viewing is highly recommended to fully appreciate.

Entrance Hall

With part glazed uPVC door to front aspect, stairs leading to 1st floor and radiator.

Lounge 4.88m x 3.30m (16'0" x 10'10")

With BT point, TV point, window to front aspect and radiator.

Kitchen Diner 6.12m x 2.65m (20'1" x 8'8")

Modern kitchen with a range of base and eye level units with work surface over, tiled flooring, integrated oven with electric hob and extractor hood over, space for fridge freezer, space and plumbing for washing machine and tumble dryer, composite sink with mixer tap and drainer, space and plumbing for dishwasher, window to rear and side aspects, part glazed uPVC door to rear aspect, storage cupboard and radiator.

Bedroom One 3.20m x 3.81m (10'6" x 12'6")

With window to front aspect and radiator.

Bedroom Two 3.35m x 2.08m (11'0" x 6'10")

With window to rear aspect and radiator

Bedroom Three 2.74m x 2.98m (9'0" x 9'10")

With window to front aspect, storage over stairs and radiator.

Family Bathroom

Modern three piece suite comprising paneled bath with mains fed shower and rain effect head over, hand wash basin set in vanity unit with cupboards under, low level wc, fully tiled to walls, chrome heated towel rail, window to rear aspect and extractor fan.

Garage

With up and over garage door to front, personnel door to rear, electric and lighting.

Outside

The front of the property offers ample parking with a gravel driveway leading to garage, further area laid to lawn with side access to rear. The south facing rear of the property is mainly laid to lawn with a further area laid to gravel, patio area leading to the rear of the garage, outside tap and timber fence surround.

Agents Note

These are draft particulars awaiting vendor approval.

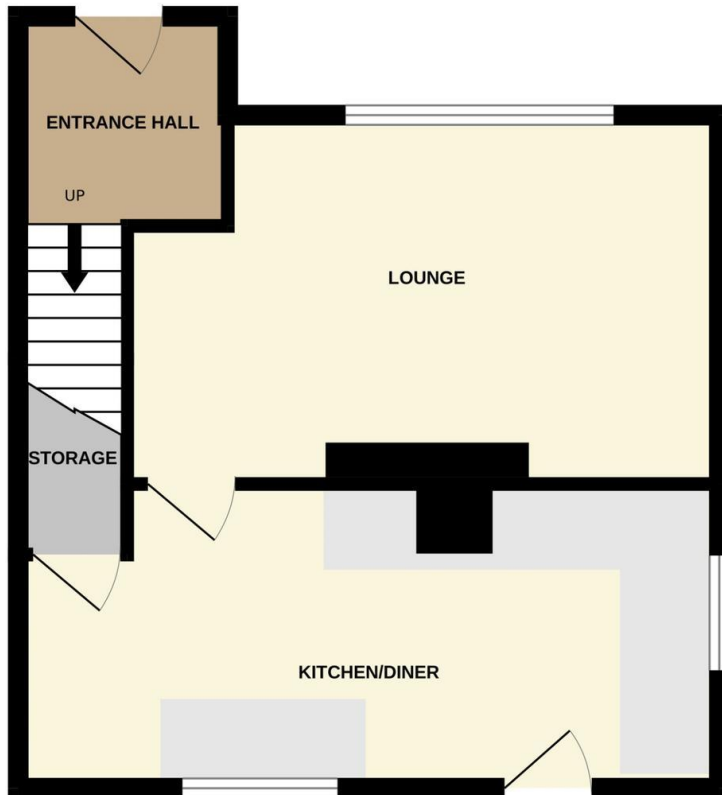
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Financial Services

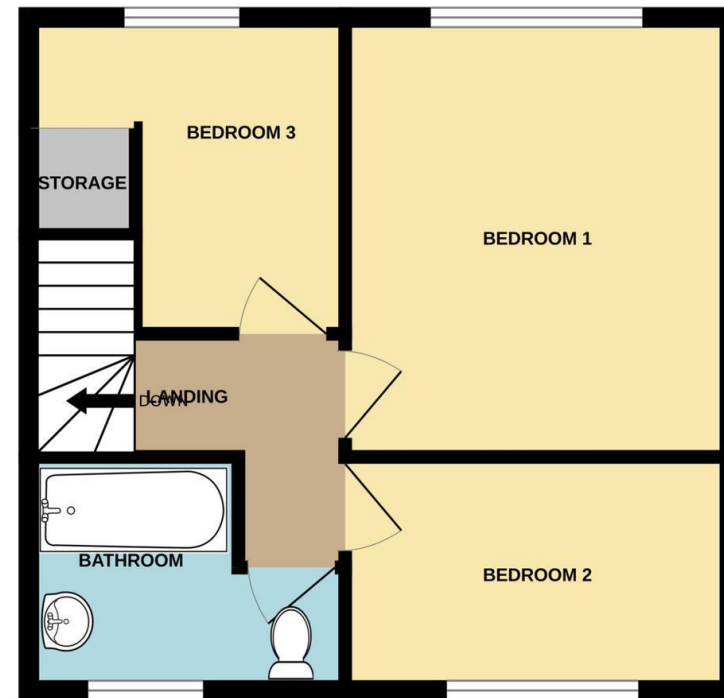
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any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



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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