



Milton Way, Sleaford
£375,000



4



3



3

Freehold

£375,000



Key Features

- Detached Family Home
- Four Bedrooms
- Immaculately Presented Throughout
- Sought After Estate Location
- Kitchen Diner and Conservatory
- Detached Double Garage
- EPC rating: TBC
- Council Tax Band: D





This Immaculately Presented Malden Style Four Bedroom Detached Family Home is situated on the sought after Milton Way estate in Sleaford. The property boasts an open plan Kitchen Diner, conservatory overlooking the landscaped rear garden, internally further comprising; Entrance Hall, Lounge, Study, Utility Room, Cloakroom, Four Bedrooms, En Suite to Master, Family Bathroom and Detached Double Garage. An early viewing is highly recommended to fully appreciate the size, location and standard of property on offer.

Entrance Hall

Having part glazed uPVC door to front, stairs to 1st floor, under stairs storage cupboard, BT point, laminate flooring and radiator

Lounge

3.64m x 5.35m (11'11" x 17'7")

Having wall mounted electric fire, TV point, BT point, bay window to front aspect with fitted shutters, French doors to conservatory and radiator.

Kitchen Diner

6.17m x 3.18m (20'2" x 10'5")

Modern kitchen comprising a range of base and eye level units with work surface over, composite one and a half sink with drainer and mixer tap, integrated dishwasher, NEFF 5 ring gas burner with extractor hood over, double oven, integrated NEFF microwave, laminate flooring, French doors to conservatory, window to side aspect and radiator.

Study

2.80m x 2.16m (9'2" x 7'1")

With fitted shutters on window to front aspect and radiator.

Conservatory

6.17m x 2.75m (20'2" x 9'0")

Being part brick and uPVC build, French doors to garden, laminate flooring and radiators.

Utility Room

Having base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, boiler, part glazed uPVC door to side and radiator.

Cloakroom

With wall mounted hand wash basin, low level wc, window to side aspect and radiator.

Landing

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

Bedroom One

4.15m x 3.27m (13'7" x 10'8")

With built in wardrobes, TV point, BT point, window to rear aspect and radiator.

En Suite

Three piece suite comprising hand wash basin and low level wc set in vanity unit with storage, mains fed corner shower cubicle, heated towel rail, extractor fan and window to rear aspect.

Bedroom Two

3.73m x 3.27m (12'2" x 10'8")

With window to rear aspect and radiator.





Bedroom Three

3.13m x 2.16m (10'4" x 7'1")

With fitted wardrobes, window to front aspect and radiator.

Bedroom Four

2.74m x 2.01m (9'0" x 6'7")

With window to front aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with mains fed shower over, hand wash basin and low level wc set in vanity unit with storage, heated towel rail, extractor fan and window to rear aspect.

Detached Double Garage

Having electric roller door, EV charging point, personnel door to side with electric and lighting.

Outside

The front of the property is mainly well presented and of low maintenance being laid to gravel with block paved pathway to Entrance, to the side provide ample off road parking on the tarmac driveway to detached double garage, with side access to rear.

The rear garden is again well presented, being mainly laid to lawn with patio area, decorative area laid to gravel with water feature, decked seating area, decorative borders with shrubbery, 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.



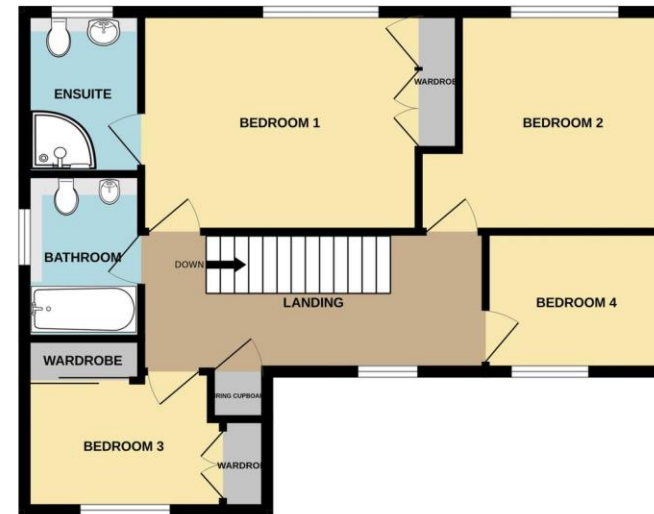


Floorplan

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



17 MILTON WAY, SLEAFORD

TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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.
Made with Metropix ©2024



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk