



Ickworth Road, Sleaford
£435,000



4



3



2

Freehold



Key Features

- Detached House
- Four Double Bedrooms
- Individually Designed
- Sought After Location
- Close Walking Distance to Town Centre
- NO ONWARD CHAIN
- Balcony
- EPC rating TBC
- Council Tax Band: D





Newton Fallowell are delighted to present this INDIVIDUALLY DESIGNED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME within close walking distance of Sleaford Town Centre, offered for sale with NO ONWARD CHAIN. Being located on the sought after Ickworth Road with ample off road parking, with further advantages of a balcony from the master bedroom overlooking the large west facing rear garden with generous sized rooms throughout, internally the property comprises; Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Study, Conservatory, Cloakroom, Four Double Bedrooms, En Suite to Master, Family Bathroom and Single Garage. An early viewing is highly recommended to fully appreciate the design, size and location of property on offer.

Porch

Having double uPVC doors to front and door leading to Entrance Hall.

Entrance Hall

With part glazed door to front, stairs leading to 1st floor, under stairs storage cupboard, radiator and internal access to garage.

Lounge

3.15m x 6.00m (10'4" x 19'8")

Having bay window to front aspect, a gas fire place set in decorative surround, TV point, telephone point and radiator.

Kitchen

4.05m x 5.68m (13'4" x 18'7")

Having a range of base and eye level units with work surface over, ceramic one and a half sink with mixer tap and drainer, integrated oven with 5 burner gas hob and extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, windows to both rear and side aspects, part glazed door to side aspect, tiled flooring and glazed double doors to dining room.

Dining Room

3.29m x 3.29m (10'10" x 10'10")

Having double doors from kitchen, patio doors to conservatory and radiator.

Study

3.15m x 2.29m (10'4" x 7'6")

With window to side aspect, telephone point and radiator.

Conservatory

3.65m x 3.04m (12'0" x 10'0")

Having a brick base with UPVC windows, French doors to garden and tiled flooring.

Cloakroom

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

Landing

With stairs taken from Entrance Hall, large airing cupboard, access to loft space and radiator.

Bedroom One

4.24m x 6.09m (13'11" x 20'0")

Having built in wardrobes, patio doors leading to balcony overlooking the rear garden, TV point, telephone point and radiator.





En Suite

0.00m x 0.00m (0'0" x 0'0")

Modern fully tiled three piece suite with mains fed corner shower cubicle, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail, extractor fan and window to side aspect.

Bedroom Two

3.18m x 4.20m (10'5" x 13'10")

Having built in wardrobes, TV point, two windows to front aspect and radiator.

Bedroom Three

4.24m x 2.75m (13'11" x 9'0")

Having TV point, two windows to front aspect and radiator.

Bedroom Four

3.32m x 3.32m (10'11" x 10'11")

With TV point, two windows to rear aspect and radiator.

Family Bathroom

1.82m x 4.52m (6'0" x 14'10")

Modern four piece bathroom with large walk in mains fed shower unit with rain effect head over, Jack and Jill hand wash basins set in vanity unit with storage under, paneled bath, low level wc, heated towel rail and window to side aspect.

Garage

2.59m x 5.62m (8'6" x 18'5")

Having up and over door to front, housing the combi boiler, door to entrance hall with electric and lighting.



Outside

The front of the property offers ample off road parking with a large block paved driveway and side access to rear garden.

The rear of the property offers a generous sized patio area leading from the conservatory round to the side of the property, with further area mainly laid to lawn with shrubbery, large timber shed, 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

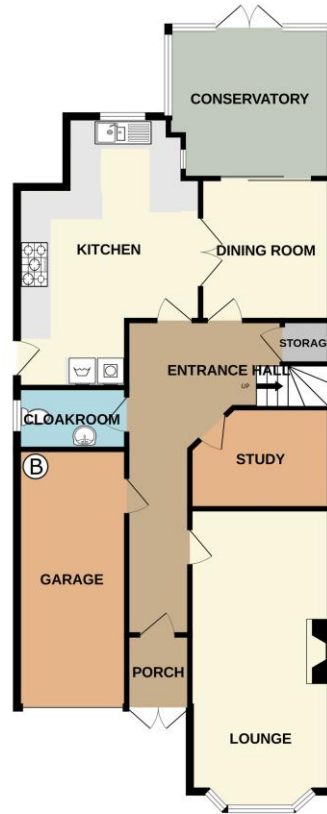
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 2044 sq.ft. (189.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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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