



Pavillion Gardens, Sleaford
£274,000 - No Chain



4



2



2

- Detached Family Home
- Four Bedrooms
- NO ONWARD CHAIN
- Popular Estate Location
- Converted Garage
- Private Rear Garden
- EPC rating C



Offered for sale with NO ONWARD CHAIN on a popular residential estate in Sleaford is this Four Bedroom Detached Family Home. Within close walking distance to Sleaford Town Centre, having a converted garage and a private rear garden, the property further comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, WC, Four Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate.

Entrance Hall

With part glazed door to front with stairs leading to 1st floor.

Lounge

4.08m x 3.81m (13'5" x 12'6")

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

Dining Room

3.16m x 2.76m (10'5" x 9'1")

With French doors to rear and radiator.

Hobby Room

4.82m x 2.54m (15'10" x 8'4")

With window to front aspect and radiator.



Kitchen

3.16m x 2.79m (10'5" x 9'2")

Having a range of base and eye level units with work surface over, 4 ring electric burner with extractor hood over, no oven, composite one and a half sink with mixer tap, space for fridge freezer, storage under stairs, window to rear aspect and radiator.

Utility Room

Having base and eye level units with work surface over, space and plumbing for washing machine, part glazed door to side, window to rear aspect and radiator.

WC

Fully tiled to walls with low level wc, hand wash basin with storage cupboards under, heated towel rail and window to side aspect.

Landing

With stairs taken from Entrance Hall, window to front aspect and airing cupboard.

Master Bedroom

3.92m x 3.33m (12'11" x 10'11")

With built in wardrobes, window to front aspect and radiator.

En Suite To Master

Three piece suite comprising Jacuzzi style shower cubicle, pedestal hand wash basin, wc, heated towel rail and window to side aspect.

Bedroom Two

3.23m x 2.6m (10'7" x 8'6")

With window to front aspect and radiator.

Bedroom Three

2.54m x 2.6m (8'4" x 8'6")

With window to rear aspect and radiator.



Bedroom Four

1.96m x 2.92m (6'5" x 9'7")

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising bath with Jacuzzi style shower over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail and window to rear aspect.

Outside

The front of the property offers off road parking with part concrete and gravel driveway, hedge surround with side access to rear.

The rear garden is mainly laid to lawn with decorative borders and shrubbery, patio area taken from Dining room, outside tap and lighting with timber fence surround.

Agents Note

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Floorplan

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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



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