



Victory Way, Sleaford  
£170,000



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- End of Terrace House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Garage
- Popular Estate Location
- Kitchen Diner
- Freehold
- EPC rating C
- Council Tax Band B



Offered for sale with NO ONWARD CHAIN is this Two Bedroom House with Garage in a popular residential estate in Sleaford. Internally the property comprises; Entrance Hall, Lounge, Kitchen Diner, Cloakroom, Two Bedrooms and Family Bathroom. An early viewing is highly recommended .

### Entrance Hall

With part glazed door to front.

### Lounge

3.63m x 4.20m (11'11" x 13'10")

Having TV point, BT point, bay window to front aspect, stairs leading to 1st floor with storage cupboard under and radiator.

### Kitchen Diner

4.48m x 2.30m (14'8" x 7'6")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge, further appliance space, boiler, glazed door and windows to garden, tiled flooring and radiator.

### Cloakroom

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



### Landing

With stairs taken from ground floor and access to loft.

### Bedroom One

3.88m x 3.36m (12'8" x 11'0")

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

### Bedroom Two

2.50m x 3.27m (8'2" x 10'8")

With window to rear aspect and radiator.

### Family Bathroom

Picture to follow, new flooring currently bring fitted. Three piece suite comprising bath with mains fed shower over, pedestal hand wash basin, low level wc, window to rear aspect, radiator and extractor fan.

### Garage

With up and over garage door, electric and lighting.

### Outside

The front of the property offers parking for 2 vehicles, steps leading down to the Front Entrance with side access to rear.

The West Facing rear garden is well maintained being mainly laid to lawn with shrubbery and timber fence surround.



### Agents Note

These are draft particulars awaiting vendor approval.

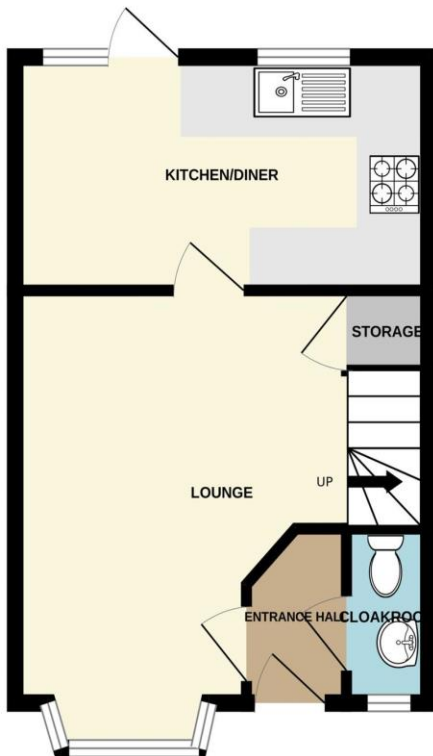
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### Financial Services

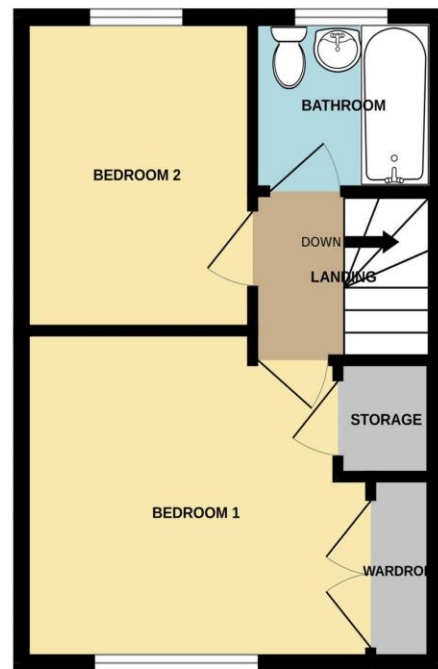
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# Floorplan

GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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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