



Victoria Ave, Sleaford
£285,000



4



2



3

Freehold



Key Features

- Semi Detached Victorian House
- Four Bedrooms
- Immaculately Presented
- Character Features Throughout
- Large Kitchen Diner
- Close Walking Distance to Town Centre
- EPC rating E
- Council Tax Band C





This well presented Victorian style Four Bedroom Semi-Detached Home is located on the popular Victoria Avenue, within close walking distance to Sleaford Town Centre. With character features throughout coupled with modern improvements, this property offers excellent family sized rooms with a converted loft to create the 4th Bedroom. In full, the property comprises; Entrance Hall, Lounge, Dining Room/Office, Kitchen Diner with Utility Area, Cloakroom, Four Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the character, size and location of property on offer.



Entrance Hall

With part glazed door to front aspect, stairs leading to first floor with storage under and radiator.

Lounge

3.75m x 3.92m (12'4" x 12'11")

With feature open fire place set in decorative surround, TV point, Bay window to front aspect, doors through to Study/Dining Room, Oak flooring and radiator.



Dining Room/Study

With window to rear aspect and radiator.

Kitchen Diner

3.00m x 9.15m (9'10" x 30'0")

Large extended Kitchen Diner with a wide range of base and eye level units with work surface over, feature original oven (not in working order), one and a half sink with drainer and mixer tap, freestanding Range Master oven with 5 ring gas burner and extractor hood over, space and plumbing for washing machine, space and plumbing for tumble dryer, space for tumble dryer, space for fridge freezer, glazed door and french doors to garden, windows to side aspect and radiator.

Cloakroom

With wall mounted hand wash basin and low level wc.

Landing

With stairs taken from Entrance Hall and Stairs to 4th Bedroom, radiator.

Bedroom One

4.91m x 3.89m (16'1" x 12'10")

With bay window to front aspect and radiator.

En Suite

Modern three piece suite comprising mains fed shower cubicle, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail and extractor fan.

Bedroom Two

3.02m x 3.95m (9'11" x 13'0")

With windows to side and rear aspect and radiator.

Bedroom Three

3.15m x 3.96m (10'4" x 13'0")

With window to rear aspect and radiator.





Family Bathroom

Modern Three piece suite comprising rolltop bath, hand wash basin set on vanity unit with cupboards under, low level wc, airing cupboard, window to side aspect, chrome heated towel rail and extractor fan.

Bedroom Four

3.78m x 5.81m (12'5" x 19'1")

With stairs taken from 1st floor landing, windows to rear aspect, velux windows to front aspect and radiators.

Outside

The front of the property is of low maintenance with a pathway to front entrance, shrubbery and brick wall surround with side access to rear.

The rear offers a patio area currently used for storage and dog run, leading to the main area of the garden offering a generous sized patio area from the property, to area laid to lawn with seating area to rear.



Agents Note

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Floorplan



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.



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