



Cromwell Crescent, Sleaford
£165,000



- Semi Detached House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Conservatory

- Kitchen and Dining Room
- South Facing Rear Garden
- Council Tax Band A
- EPC rating B



Offered for sale with NO ONWARD CHAIN is this larger than average Two Double Bedroom Semi Detached House. The property has had an extension to the side to now offer a modern kitchen and separate bathroom, with the further addition of a generous sized conservatory off the lounge. The property further comprises; Entrance Porch, Hallway, Two Double Bedrooms and Bathroom. With a garage and a South Facing rear garden, an early viewing is highly recommended to fully appreciate the size of property on offer.

Porch

With part glazed entrance door.

Entrance Hall

With stairs to 1st floor and storage space beneath.

Lounge

3.35m x 5.92m (11'0" x 19'5")

With electric fire place, patio doors to conservatory, TV and BT point, window to front aspect and radiator.

Dining Room

2.28m x 2.69m (7'6" x 8'10")

With storage cupboard, window to rear aspect and radiator.



Kitchen

2.38m x 3.73m (7'10" x 12'2")

Having a range of base and eye level units with work surface over, integrated oven with 4 ring gas hob and extractor hood over, composite one and a half sink with mixer tap and drainer, integrated fridge freezer, space and plumbing for washing machine, stable door to garden, tiled flooring and door through to garage.

Conservatory

3.43m x 3.71m (11'4" x 12'2")

Being part brick and uPVC build and french doors to garden.

Landing

With stairs taken from entrance hall, window to side aspect and access to loft space.

Bedroom One

4.33m x 2.51m (14'2" x 8'2")

With over stairs storage cupboard, two windows to front aspect and radiator.

Bedroom Two

3.13m x 3.11m (10'4" x 10'2")

With built in wardrobes and storage cupboard, window to rear aspect and radiator.

Bathroom

Three piece suit comprising panelled bath with electric shower over, low level wc, hand wash basun, radiator and window to rear aspect.

Garage

2.38m x 3.94m (7'10" x 12'11")

With up and over garage door, door through to Kitchen, door to porch, electric and lighting.



Outside

The front of the property is mainly laid to lawn with concrete driveway,

The south facing rear garden is well maintained, offering a large patio and separate block paved area, further laid to lawn with gravel, timber fence surround.

Agents Note

These are draft particulars awaiting vendor approval.

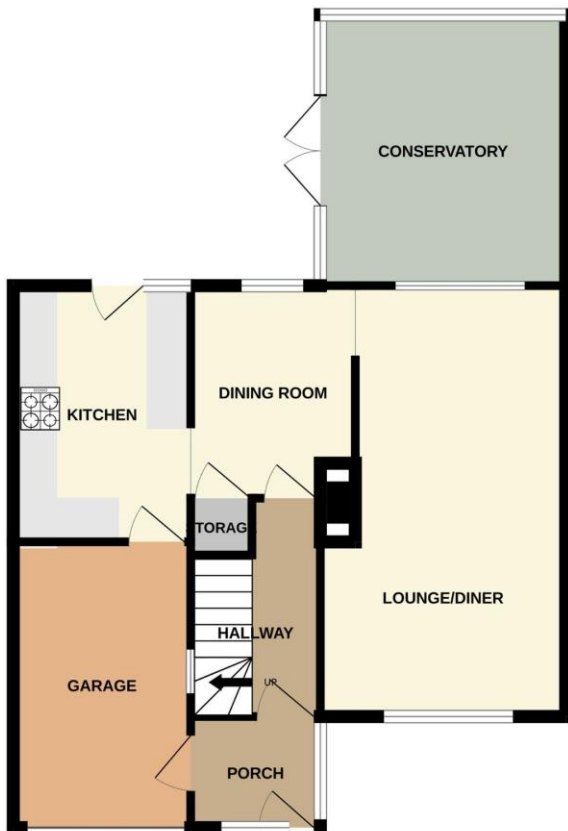
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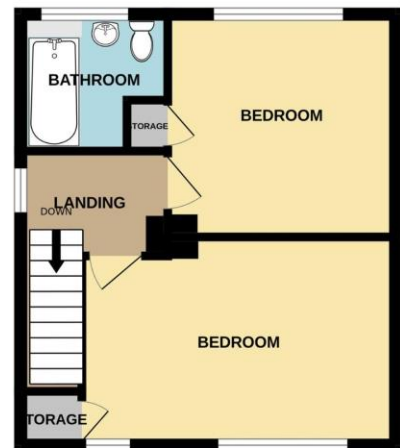
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Floorplan

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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