



Taunton Close, Sleaford
£230,000



3



1



2



Key Features

- Detached Family Home
- Three Double Bedrooms
- Converted Garage
- Popular Estate Location
- Lounge Diner
- Modern Shower Room
- EPC rating D
- Freehold





Immaculately presented throughout and enjoying a cul de sac position this three bedroom detached house has been further enhanced with the garage converted to a useful family room, the property comprises of entrance hall, lounge with archway through to dining room, kitchen, inner hallway, family room, first floor landing, three bedrooms and modern family shower room. Outside there is parking to the front and an enclosed rear garden. An early viewing is highly recommended.

Entrance Porch

Having a part glazed entrance door and door to Lounge.

Lounge 3.15m x 4.72m (10'4" x 15'6")

With window to front, radiator, TV point and archway through to Dining Area.

Dining Area 2.69m x 2.77m (8'10" x 9'1")

With French doors to the rear, radiator and door through to Kitchen.

Kitchen 2.31m x 2.77m (7'7" x 9'1")

With window to rear, base and eye level units with work surface over, plumbing for washing machine, space for cooker, space for fridge freezer and half glazed door to rear.

Inner Hallway

With stairs to the first floor landing and access to the Family Room.

Family Room/ Fourth Bedroom 2.31m x 4.50m (7'7" x 14'10")

With window to front, radiator and cupboards.

First Floor Landing

With stairs taken from Inner Hallway.

Bedroom One 3.05m x 3.96m (10'0" x 13'0")

With window to front, radiator and fitted wardrobes.

Bedroom Two 3.05m x 2.62m (10'0" x 8'7")

With window to rear, radiator and fitted wardrobes.

Bedroom Three 2.59m x 2.57m (8'6" x 8'5")

With window to front and radiator.

Shower Room

Modern fully tiled suite with walk in mains fed shower with rain effect head over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to rear aspect.

Outside

To the front of the property there is a tarmac driveway providing off road parking and gravelled area to the side. Gated side access to the rear garden. The rear garden has a paved patio area with the remainder being laid to lawn, hard standing for shed and fencing surround.

Agents Note

These are draft particulars awaiting vendor approval.

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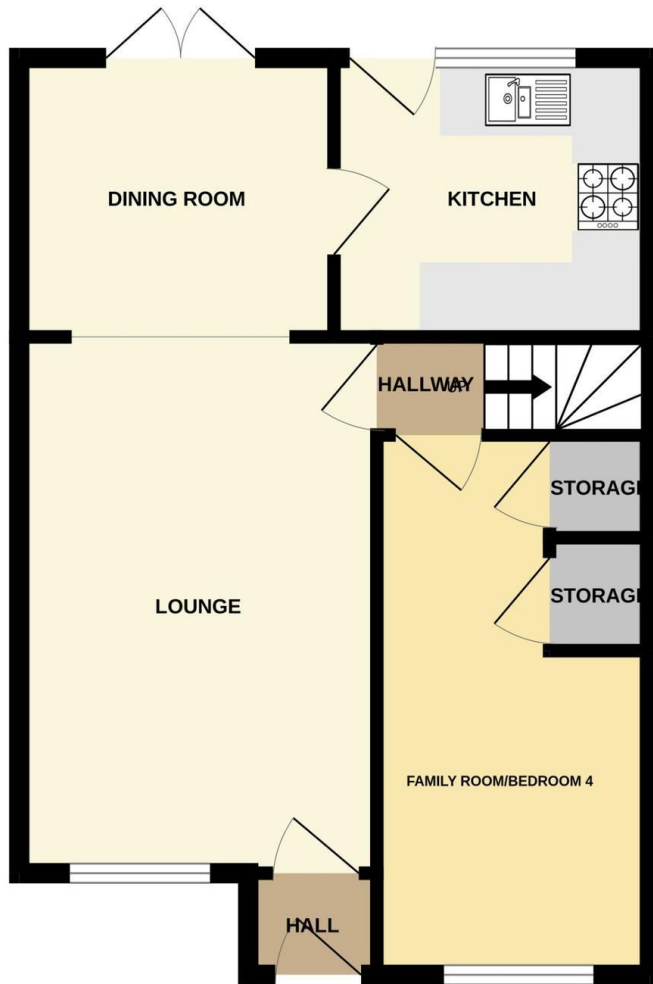




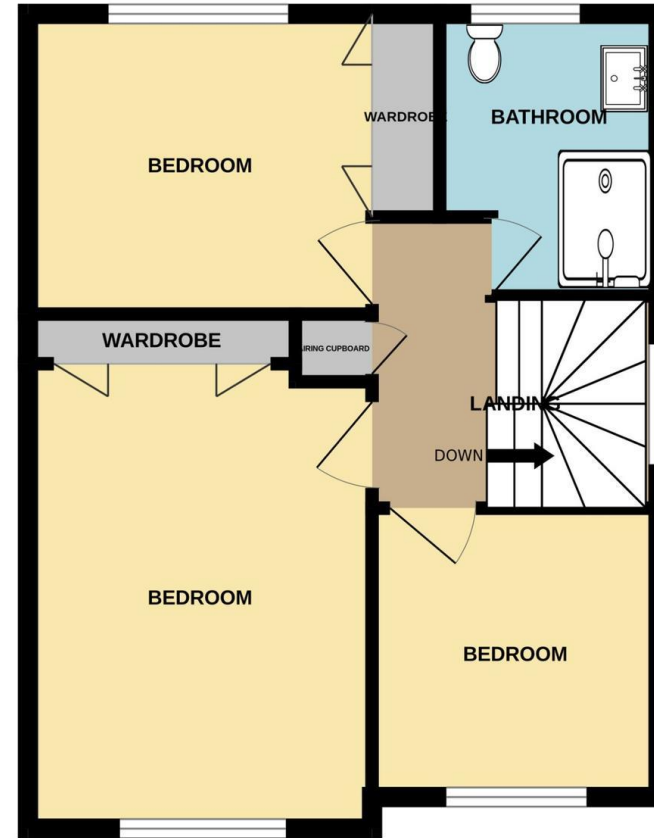


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GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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