



Falcon Way, Sleaford
£169,950



- Semi-Detached House
- Two Bedrooms
- Corner Plot
- Well Presented
- Popular Estate Location
- NO ONWARD CHAIN
- Freehold
- EPC rating D
- Council Tax Band A



On a popular residential estate in Sleaford sits this Two Bedroom Semi-Detached House on a generous sized corner plot. Being offering for sale with NO ONWARD CHAIN, the property is well presented throughout comprising; Lounge, Kitchen, Two Bedrooms and Family Bathroom. With a large driveway to front offering ample parking, an early viewing is highly recommended to fully appreciate the size and standard of property on offer.

Lounge

4.13m x 4.63m (13'6" x 15'2")

With feature fireplace, Upvc window to the front elevation, stairs to the first floor landing, flooring and radiator.

Kitchen / Diner

4.13m x 2.52m (13'6" x 8'4")

Fitted with range of wall and base units with worktop over, sink and drainer, electric oven and gas hob with extractor over, plumbing for washing machine, Upvc window to the rear elevation, hardwood door to the rear with radiator and flooring.

Landing

With stairs from the lounge, with airing cupboard / storage, window to the side elevation and flooring.

Bedroom 1

4.13m x 3.69m (13'6" x 12'1")

With 2 x UPVC windows to the front elevation, storage and radiator.



Bedroom 2

2.15m x 3.46m (7'1" x 11'5")

With Upvc window to the rear elevation, radiator and flooring.

Bathroom

With white suite comprising of wc, wash hand basin, bath with electric shower over, radiator and Upvc window to the rear elevation.

Outside

With gravelled driveway for ample cars to front, shed to side and patio / gravelled low maintenance garden to the rear.

Agents Note

These are draft particulars awaiting vendor approval.

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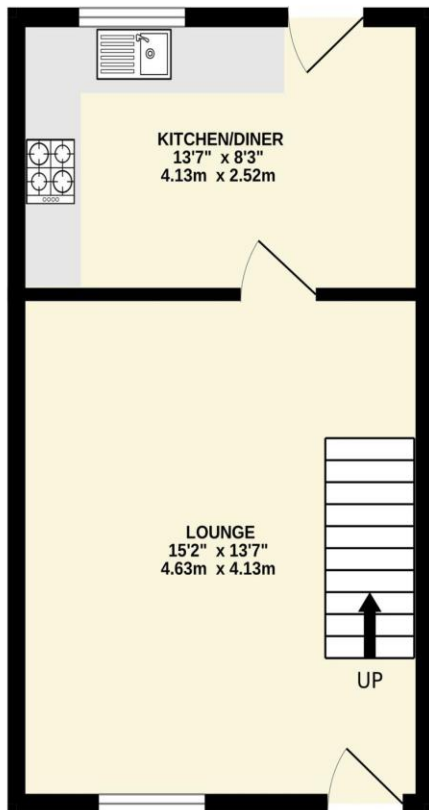
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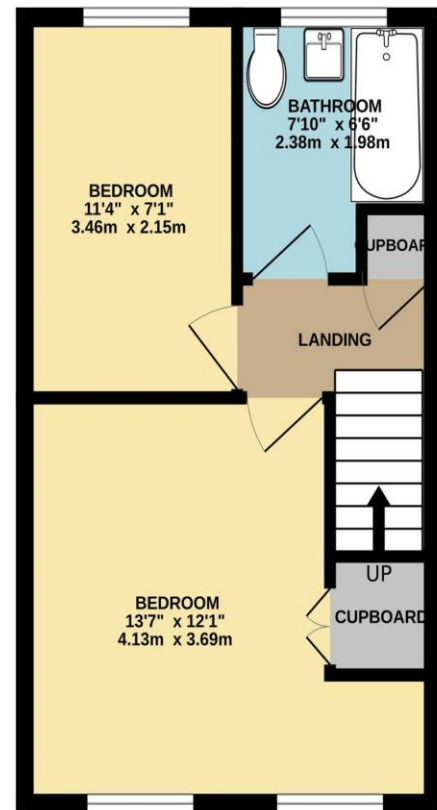


Floorplan

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 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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