



Hawthorn Drive, Sleaford
£250,000



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- Detached Family Home
- Three/Four Bedrooms
- Converted Garage
- Well Presented Throughout
- Generous Sized Plot
- Popular Estate Location
- Freehold
- EPC rating TBC
- Council Tax Band: B



Located on the popular Southfields estate is this Well Presented Three/Four Bedroom Detached Family Home. Enjoying a generous sized plot, the property offers a modern Bathroom and a converted garage now used as fourth bedroom but could also be used as a playroom or home office. The property comprises in full, Entrance Porch, Cloakroom, Lounge Diner, Kitchen, Conservatory, Four Bedrooms and Family Bathroom. An early viewing is highly recommended to fully appreciate.

Entrance Hall

Having part glazed Entrance Door and radiator.

Cloakroom

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

Lounge Diner

3.30m x 5.74m (10'10" x 18'10")

With TV and BT point, stairs leading to 1st floor, patio doors to conservatory, window to front aspect and radiator.

Kitchen

3.61m x 2.29m (11'10" x 7'6")

Having a range of base and eye level units with integrated oven and hob with extractor hood over, plumbing for washing machine, space for fridge freezer, further plumbing for dish washer, wall mounted central heating boiler (New in 2021), laminate floor and door through to conservatory.



Conservatory

4.01m x 2.51m (13'2" x 8'2")

Having a brick base with UPVC windows and an insulated roof, French doors leading to garden.

Bedroom Four

4.90m x 2.69m (16'1" x 8'10")

With window to front aspect and radiator.

Landing

With stairs taken from the Lounge and access to loft space.

Bedroom One

2.97m x 3.40m (9'8" x 11'2")

Having window to front, radiator and built in wardrobes.

Bedroom Two

2.64m x 3.66m (8'8" x 12'0")

Having window to front and radiator.

Bedroom Three

2.90m x 2.72m (9'6" x 8'11")

Having window to rear, radiator and built in cupboard.

Bathroom

Modern four piece bathroom with paneled bath, double 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, extractor fan and window to rear aspect.

Outside

The front of the property is of low maintenance, offering a gravel driveway leading to Front Entrance, lawn laid to both sides with further side access to rear garden.

The rear garden offers a seating area to rear laid to decking, further laid to lawn with timber shed, small patio area, outside tap and timber fence surround.



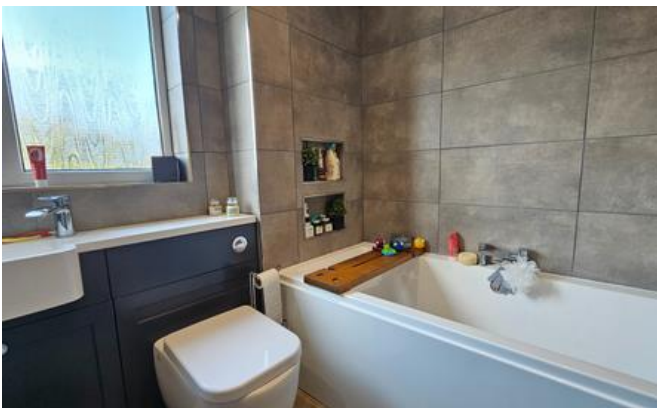
Agents Note

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Floorplan



TOTAL FLOOR AREA : 1012 sq.ft. (94.1 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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