



Grantham Road, Sleaford
£159,950



- Terraced House
- Three Bedrooms
- Immaculately Presented Throughout
- Close Walking Distance to Town Centre
- NO ONWARD CHAIN
- Low Maintenance Garden
- Council Tax Band A
- EPC rating C



This Immaculately Presented Three Bedroom Terraced House is offered for sale with NO ONWARD CHAIN and is within close walking distance of Sleaford Town Centre. Boasting a Modern Kitchen and Bathroom with Well Decorated Rooms Throughout, further comprising; Lounge, Dining Room and Three Bedrooms. With the further benefit of a low maintenance well presented rear garden, an early viewing is highly recommended.

Lounge

3.76m x 3.26m (12'4" x 10'8")

With Entrance Door, bay window to front aspect, electric fire place in decorative surround, BT and TV point and radiator.

Dining Room

3.71m x 3.75m (12'2" x 12'4")

With feature brick built open fire place, built in shelving and storage, storage cupboard under stairs, window to rear and radiator.

Kitchen

2.19m x 3.53m (7'2" x 11'7")

Modern kitchen with a range of base and eye level units with work surface over, Belfast sink with mixer tap, freestanding double oven with electric hob and extractor hood over, integrated dishwasher, wine cooler, space for fridge freezer, integrated washing machine, part glazed door and window to rear aspect.



Bathroom

Modern three piece suite having paneled bath with mains fed shower with rain effect head over, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail and window to side aspect.

Landing

With stairs taken from Ground Floor, access to loft space and radiator.

Bedroom One

3.74m x 3.32m (12'4" x 10'11")

With built in storage cupboard, TV point, window to front aspect and radiator.

Bedroom Two

2.74m x 3.69m (9'0" x 12'1")

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

Bedroom Three

2.25m x 3.56m (7'5" x 11'8")

With window to rear aspect and radiator.

Outside

The front of the property has a dwarf brick wall with iron gate, further laid to gravel.

The rear of the property has a small courtyard area from the property laid to block paving with outside tap, further leading to generous sized patio area and area laid to artificial turf, timber shed to rear.



Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

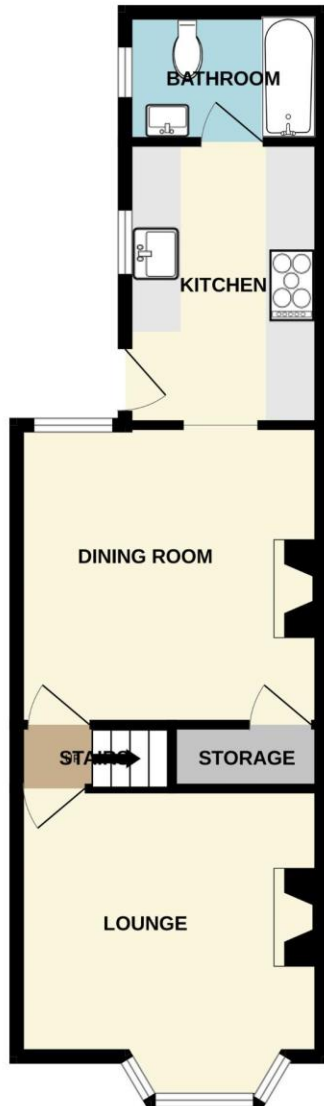
Financial Services

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Floorplan

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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