



Hood Close, Sleaford



**£280,000**

- Detached House
- Four Bedrooms
- Popular Estate Location
- NO ONWARD CHAIN
- South Facing Garden
- Modern Kitchen
- Freehold
- EPC rating C



Located just off the popular Clay Hill Road estate in Sleaford is this Four Bedroom Detached Family Home offered for sale with NO ONWARD CHAIN. Boasting a generous sized south facing rear garden and internally a new Modern Kitchen and Utility Room, the property further comprises; Entrance Hall, Lounge, Dining Room, Cloakroom, Four Bedrooms, En Suite to Master, Family Bathroom and single garage. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

### Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor with under stairs storage cupboard.

### Lounge

4.22m x 3.56m (13'10" x 11'8")

With bay window to front aspect, TV and BT point, two windows to side aspect and radiator.

### Kitchen

3.66m x 2.90m (12'0" x 9'6")

Modern kitchen with a range of base and eye level units with work surface over, sink with mixer tap and drainer, eye level NEFF oven, 4 ring gas burner hob with extractor hood over, integrated dishwasher, integrated fridge freezer, window to rear aspect, radiator and opening to Utility Room.

### Dining Room

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

With French doors on to garden and radiator.



### Utility Room

With a range of base and eye level units with work surfaces over, sink with mixer tap, space and plumbing for washing machine, boiler and part glazed door to side aspect.

### Cloakroom

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

### Landing

With airing cupboard, access to loft space and stairs from Entrance Hall.

### Bedroom One

3.63m x 3.66m (11'11" x 12'0")

With built in wardrobes, window to front aspect and radiator.

### En Suite

Three piece suite comprising double mains fed shower, hand wash basin, low level wc, chrome heated towel rail, window to side aspect and radiator.

### Bedroom Two

2.92m x 2.97m (9'7" x 9'8")

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

### Bedroom Three

2.90m x 2.57m (9'6" x 8'5")

With access to under eaves storage, window to rear aspect and radiator.

### Bedroom Four

3.40m x 2.06m (11'2" x 6'10")

With window to front aspect and radiator.

### Bathroom

Three piece suite with paneled bath with mains fed shower over, hand wash basin, low level wc, extractor fan and window to rear aspect.



### Garage

With up and over garage door to driveway, personnel door to rear aspect, electric and lighting.

### Outside

The front of the property offers parking for two vehicles on the block paved driveway, further area laid to lawn and side access to rear.

The rear garden is set over two levels, generous sized patio leading from the rear of the property, further laid to lawn, ramped access to raised area laid to lawn with decorative borders, outside tap and lighting with timber fence surround.

## Agents Note

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# Floorplan

GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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