



Stokes Drive, Holdingham
£300,000



4



2



2

Freehold

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Key Features

- Detached Family Home
- Four Bedrooms
- Well Presented Throughout
- Large Block Paved Driveway
- Large Double Garage
- Landscaped Rear Garden
- EPC rating D
- Council Tax Band D





Set in a popular residential estate on the North side of Sleaford is this DETACHED FOUR BEDROOM FAMILY HOME. Being very well presented throughout and offering a large double garage and landscaped garden to the rear, the property comprises; Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Four Bedrooms, En Suite to Master and Family Bathroom. An Early Viewing is highly recommended to fully appreciate the size and standard of property on offer.



Entrance Hall

With part glazed door and window to front, BT point, stairs to 1st floor, under stairs storage cupboard and radiator.

Lounge

15'0" x 10'0" (4.6m x 3m)

With gas fire set in decorative surround, TV point, BT point, doubles doors to dining room, window to front and radiator

Dining Room

10'0" x 10'0" (3m x 3m)

Having double doors taken from lounge, sliding doors to garden and radiator.

Kitchen/Breakfast Room

15'0" x 10'0" (4.6m x 3m)

With base and eye level units with work surface over, electric oven with gas hob and extractor hood over, sink with mixer tap and drainer, space for fridge/freezer, space for dishwasher, x2 windows to rear and radiator.



Cloakroom

Having low level wc, pedestal hand wash basin, extractor fan and radiator.

Utility Room

8'0" x 6'0" (2.4m x 1.8m)

Having base and eye level units with work surface over, sink with drainer, boiler, door to garage, radiator, window and part glazed door to rear.

Landing

Having airing cupboard, storage cupboard, stairs taken from ground floor, access to loft, window to front and radiator.

Master Bedroom

11'0" x 10'0" (3.4m x 3m)

With built in wardrobes, TV point, BT point, window to rear and radiator.

En-Suite

Having mains fed corner shower, pedestal hand wash basin, low level wc, extractor fan, radiator and window to side.

Bedroom Two

10'0" x 10'0" (3m x 3m)

With built in wardrobe, window to front and radiator.

Bedroom Three

8'0" x 7'0" (2.4m x 2.1m)

With built in wardrobe, window to front and radiator.

Bedroom Four

8'0" x 7'0" (2.4m x 2.1m)

With window to rear and radiator.

Family Bathroom

7'0" x 5'0" (2.1m x 1.5m)

Having paneled bath with shower attachment, pedestal hand wash basin, low level wc, extractor fan, radiator and window to side.

Garage

16'0" x 16'0" (4.9m x 4.9m)

Having x2 up and over doors, electric and lighting.

Outside

The front of the property offers a large block paved driveway providing ample off street parking, shrubbery and side access to rear. The beautifully presented rear garden is mainly laid to lawn with a large patio area, surrounded by shrubbery, outside tap and outside.

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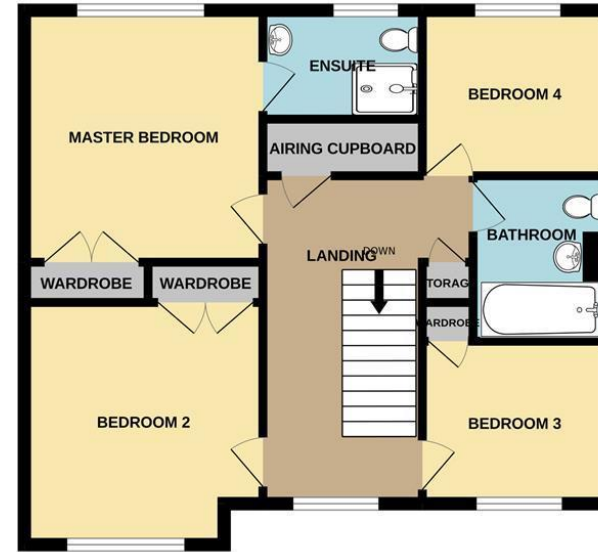


Floorplan

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk