



St Botolphs Road, Sleaford  
£210,000



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- Detached House
- Three Bedrooms
- Generous Sized Plot
- Lounge Diner
- Ample Parking
- Garage and Conservatory
- Freehold
- EPC rating D
- Council Tax Band B





Situated in a cul de sac location in a sought after area of town this detached two/three bedroom home is being offered for sale with no onward chain. The property benefits from UPVC double glazing, gas fired central heating and has accommodation comprising Entrance Hall, 20 ft Lounge Diner, Kitchen, Third Bedroom/Study, Conservatory, Porch, Bathroom, Two Bedrooms upstairs and Garage. To appreciate the location and size of accommodation on offer a viewing is highly recommended.

### Entrance Hall

Having part glazed entrance door, stairs leading to the first floor landing, radiator and tiled flooring.

### Lounge Diner

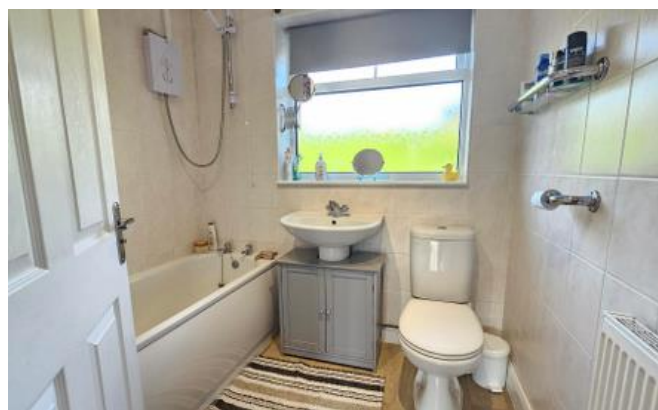
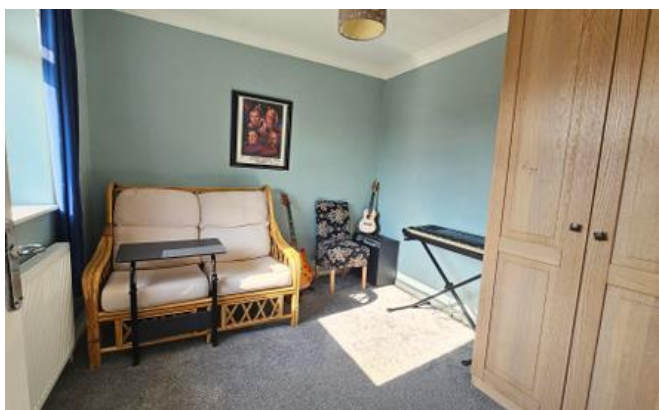
3.18m x 6.32m (10'5" x 20'8")

Having window to front aspect, fire place with decorative surround, TV point, radiator and sliding doors leading to the conservatory.

### Kitchen

2.79m x 2m (9'2" x 6'7")

Having base and eye level unit with work surface over, inset oven with gas hob and extractor hood over, inset 1.5 bowl sink and drainer, space with fridge, plumbing for dishwasher, window to rear aspect and door leading to the side of the property.



### Bedroom Three/Dining Room

2.82m x 2.67m (9'4" x 8'10")

Having window to front aspect and radiator.

### Bathroom

1.78m x 2.03m (5'10" x 6'8")

Having low level wc, pedestal hand wash basin, panel bath with with electric shower over, radiator and window to rear aspect.

### Conservatory

3.45m x 2.36m (11'4" x 7'8")

Having tiled flooring and sliding doors providing access to the rear garden.

### First Floor Landing

With stairs taken from the entrance hall and storage cupboard.

### Bedroom One

3.15m x 3.89m (10'4" x 12'10")

Having window to front aspect, radiator, wardrobes and further eaves storage space.

### Bedroom Two

2.74m x 3.66m (9'0" x 12'0")

Having window to front aspect, radiator and eaves storage space.

### Garage

2.54m x 5.03m (8'4" x 16'6")

Having power, lighting and up and over door.

### Garden

To the front of the property is a driveway providing off road parking and in turn leads to the garage. The front garden is mainly laid to lawn with a pathway leading to the front door and dwarf brick wall the the front. The rear garden is mainly laid to lawn with a large patio area with an undercover seating area, garden shed and being enclosed by hedging and timber fencing.





### Agents Note

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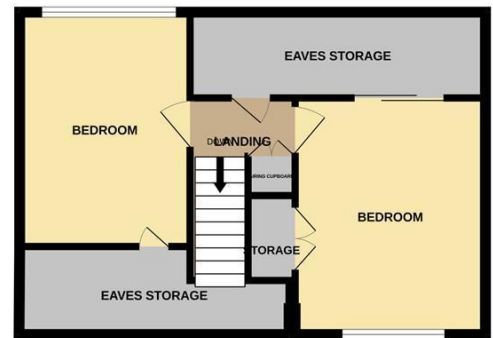


# Floorplan

GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



ST. BOTOLPHS ROAD, SLEAFORD, NG34 8AX

TOTAL FLOOR AREA : 1249 sq.ft. (116.1 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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