



Wordsworth Court, Sleaford
£300,000



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- Detached Bungalow
- Two Double Bedrooms
- Immaculately Presented Throughout
- Desirable Location
- Private Rear Garden
- Detached Double Garage
- Freehold
- EPC rating C
- Council Tax Band C



Newton Fallowell are delighted to present this immaculately presented Two Bedroom Detached Bungalow set on a popular residential estate in Sleaford. Benefitting from a Cul-De-Sac Location, Detached Double Garage and a beautiful private rear garden, the property comprises; Entrance Hall, Lounge, Kitchen, Dining Room, Conservatory, Two Double Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the standard and location of property on offer.

Entrance Hall

Having part glazed door to front, BT point, access to loft space, airing cupboard and radiator.

Lounge

3.56m x 4.35m (11'8" x 14'4")

Having TV point, BT point, gas fire place set in decorative surround and French doors to conservatory.

Kitchen

2.64m x 3.43m (8'8" x 11'4")

Having base and eye level units with worksurface over, inset sink with drainer and mixer tap, wine cooler, space and plumbing for washing machine, integrated slimline dishwasher, space for fridge freezer, Neff induction hob with extractor hood over, integrated Neff oven and integrated Neff microwave, window to front aspect and part glazed door to side.

Dining Room



2.78m x 3.51m (9'1" x 11'6")

Having double glazed doors from entrance hall, bay window to front aspect and radiator.

Conservatory

3.14m x 2.59m (10'4" x 8'6")

Being part brick and upvc build, with glazed door to side.

Master Bedroom

3.6m x 3.17m (11'10" x 10'5")

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

En Suite

Three piece suite comprising mains fed shower cubicle, pedestal hand wash basin, low level wc, heated towel rail, window to rear aspect and radiator.

Bedroom Two

2.85m x 4.01m (9'5" x 13'2")

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

Shower Room

Three piece suite comprising double walk in mains fed shower unit, pedestal hand wash basin, low level wc, partially tiled to walls, chrome heated towel rail, window to rear aspect and radiator.

Detached Double Garage

5.12m x 5.39m (16'10" x 17'8")

With electric roller door, personnel door to side, electric and lighting.

Outside

The front of the property is mainly laid to lawn with decorative borders and shrubbery, a shared driveway provides access to the detached double garage with ample parking and side access to rear.

The beautifully presented private rear garden offers a large patio area providing the perfect space for outdoor living,



with further area laid to lawn with decorative borders, outside tap, timber shed and side access to front and to personnel door to garage.

Agents Note

These are draft particulars awaiting vendor approval.

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Floorplan

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Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk