



Windsor Close, Sleaford
£389,950



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Freehold



Key Features

- Detached House
- Four Bedrooms
- Envious Location
- Corner Plot
- Immaculately Presented Throughout
- Beautifully Presented Garden
- EPC rating C





Newton Fallowell are excited to present to market this **IMMACULATELY PRESENTED EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME**. Situated on a corner plot on an enviable location in Sleaford, the property further benefits an Garden Room extension to rear leading to the beautifully presented garden. The property further comprises; Entrance Hall, Lounge, Study, Kitchen/Breakfast Room, Cloakroom, Four Bedrooms, En Suite to Master, Family Bathroom and Double Garage. An early viewing is highly recommended to fully appreciate the position, standard and size of property on offer.

Entrance Hall

Having part glazed door to front, laminate flooring, stairs leading to 1st floor and radiator.

Lounge

3.61m x 6.25m (11.8ft x 20.5ft)

Having fire place set in decorative surround, TV point, BT point, double doors to Garden Room, radiator and window to front aspect.

Garden Room

3.37m x 4.66m (11.1ft x 15.3ft)

Having windows to all aspects, French doors to garden and sky light.

Study/Snug

2.85m x 2.59m (9.4ft x 8.5ft)

Having laminate flooring, BT point, window to read

aspect and radiator.

Kitchen/Breakfast Room

5.35m x 3.55m (17.6ft x 11.6ft)

Having a range of base and eye level units with work surface over, integrated eye level double oven, 5 burner gas hob with extractor hood over, breakfast bar, composite one and a half sink with drainer, space and plumbing for dishwasher, space and plumbing for washing machine, tiled flooring, x2 windows to rear aspect, part glazed door to side, door to garage and radiator.

Cloakroom

With low level WC, wall mounted wash basin, laminate flooring, electric heater and window to rear aspect.

Landing

With stairs taken from ground floor, window to side front aspect, airing cupboard and access to loft.

Master Bedroom

3.87m x 3.59m (12.7ft x 11.8ft)

With fitted wardrobes, TV point, window to front aspect and radiator.

En Suite

Three piece suite comprising electric shower cubicle, pedestal hand wash basin, low level wc, radiator, extractor fan and window to side aspect.

Bedroom Two

3.61m x 2.95m (11.8ft x 9.7ft)

Having TV point, window to front aspect and radiator.





Bedroom Three

2.71m x 3.21m (8.9ft x 10.5ft)

Having window to rear aspect and radiator.

Bedroom Four

2.31m x 2.46m (7.6ft x 8.1ft)

Having window to rear aspect and radiator.

Family Bathroom

Modern three piece suite comprising panelled bath with mains fed shower over, wall mounted hand wash basin set in vanity unit with cupboards under, low level wc, fully tiled, heated towel rail and window to rear aspect.

Double Garage

5.39m x 5.62m (17.7ft x 18.4ft)

Having electric double up and over garage door, electric and lighting, personnel door to kitchen.

Outside

The front of the property offers ample parking with the block paved driveway, side access to rear, further block paved pathway leading to side of property, large area laid to lawn with decorative borders and hedge surround.

The equally beautifully presented rear garden offers multiple patio areas, well kept lawn, decorative borders with shrubbery, hedge surround, side access to front, outside tap and lighting.



Financial Services

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.

Agents Note

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Floorplan

GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



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