



Sheldrake Road, Sleaford
£205,000



3



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1

Freehold



Key Features

- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- Popular Estate Location
- Modern Kitchen
- Utility Room
- EPC rating: TBC
- Council Tax Band B





Located on a popular residential estate in Sleaford is this Well Presented Three Bedroom Semi-Detached House. With generous sized rooms throughout and a part garage conversion to now offer a separate utility room, the property further comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the position, size and standard of property on offer.



Entrance Hall

With upvc entrance door, stairs to first floor landing, radiator and laminate floor.

Lounge

2.97m x 4.37m (9'8" x 14'4")

Having window to front, TV and telephone points, electric fire with decorative surround, understairs storage cupboard, laminate floor. Arch through to Dining Room.



Dining Room

2.39m x 2.29m (7'10" x 7'6")

Having bay window to rear, radiator and continued laminate floor from Lounge.

Kitchen

3.43m x 2.4m (11'4" x 7'11")

Modern kitchen with a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring gas burner and extractor hood over, space and plumbing for washing machine, tiled flooring, radiator, window and part glazed door to rear garden.

Utility Room

2.34m x 2.84m (7'8" x 9'4")

With a range of base level units with work surface over, space and plumbing for washing machine, space for tumble dryer and space for American Style Fridge Freezer.

WC

Having low level WC, wall mounted handbasin, tiled floor and window to rear.

Bedroom One

2.99m x 3.34m (9'10" x 11'0")

With window to front, radiator, fitted wardrobes leading through to En-suite.

En Suite

Having low level WC, hand washbasin and shower cubicle with electric shower, window to front, extractor fan and radiator.

Bedroom Two

2.36m x 2.8m (7'8" x 9'2")

Having window to rear, radiator and laminate floor.

Bedroom Three

3.56m x 1.95m (11'8" x 6'5")

With window to rear and radiator.

Family Bathroom

Having low level WC, pedestal wash handbasin, panelled bath, window to rear, part tiling to walls, extractor fan and radiator.

Garage

With up and over garage door to front, electric and lighting.

Outside

The property is situated on a corner plot and offers off street parking with a garden area which is laid to lawn. Gated access leads to the side which offers a further garden area and leads in to the rear garden. The rear garden is a generous size, offers a high degree of privacy and is also laid to lawn with mature shrubs and borders and is enclosed with fencing.

Agents Note

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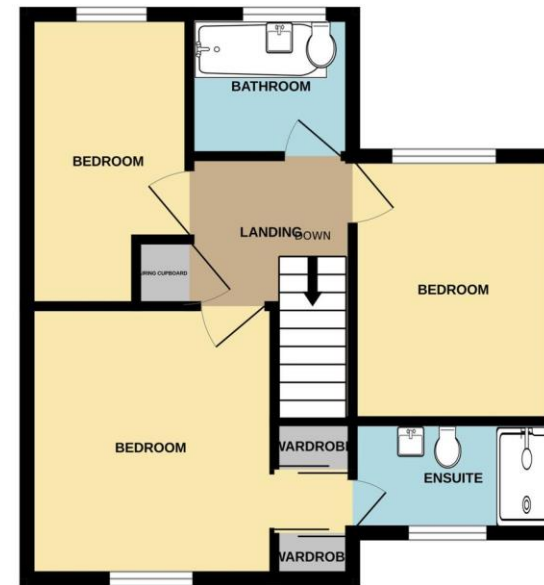


Floorplan

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



SHELDRAKE ROAD, SLEAFORD, NG34 7XF

TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

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