



Eastbanks, Sleaford  
£164,950



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## Key Features

- Immaculately Presented End of Terrace House
- Three Double Bedrooms
- Large Rooms Throughout
- Must be Viewed to be Fully Appreciated
- Annex to Rear
- Town Centre Location
- EPC rating: TBC
- Council Tax Band A





Located within close walking distance to Sleaford Town Centre is this Immaculately Presented Three Double Bedroom End of Terrace House with a 1 Bedroom Annex to rear. Offered for sale with No Onward Chain, the property offers generous sized rooms to a high standard throughout comprising; Lounge, Dining Room, Kitchen, Rear Porch, WC, Three Double Bedrooms, Large Four Piece Bathroom and One Bedroom Annex with Shower Room to Rear. An early viewing is the only way to fully appreciate the size and standard of property on offer.



### Kitchen

3.62m x 3.17m (11'11" x 10'5")

Modern Kitchen with a range of base and eye level units with work surface over, AGA oven, sink with mixer tap and drainer, integrated fridge freezer, space for washing machine, space for dishwasher, tiled flooring, tv point, radiator, window to rear aspect and opening to;



### Dining Room

3.62m x 3.52m (11'11" x 11'6")

Feature brick built fire place, bay window and 2nd window to front aspect and radiator.

### Lounge

3.61m x 3.9m (11'10" x 12'10")

With feature fire place with Clearview multi fuel burner, TV and BT point, bay window to front aspect and part glazed door to front aspect.

### Office

3.62m x 5m (11'11" x 16'5")

With stairs to first floor, radiator, French doors to garden

### Landing

With stairs from Ground floor, large storage cupboard and access to loft.

### Bedroom One

3.06m x 3.54m (10'0" x 11'7")

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

### Bedroom Two

3.05m x 3.53m (10'0" x 11'7")

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

### Bedroom Three

2.66m x 3.2m (8'8" x 10'6")

With built in storage units, window to rear aspect and radiator.

### Bathroom

Modern four piece suite with walk in mains fed shower, rolltop bath, hand wash basin, low level wc, storage cupboard, heated towel rail, extractor fan and window to rear aspect.

### Outside

To the front is a small area with access to front Entrance and coded gate to rear.

The rear of the property is mainly laid to concrete with part block paving and access to annex.



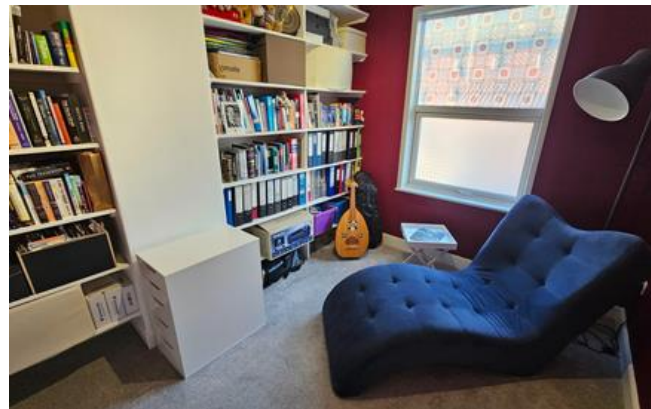


## Anne

With timber front entrance door leading to open Kitchen Living area, base and eye level units with work surface over, sink with mixer tap, 2 ring electric hob, integrated oven, space for under counter fridge and window to front aspect. 4.29m W x 1.91m L

The Shower room has a corner shower cubicle, low level wc, hand wash basin and window to front aspect. 1.59m W x 1.91m L.

Please note the Annex is currently on a separate Council Tax Band Charge to the property, Council Tax Band A.



## Agents Note

These are draft particulars awaiting vendor approval.

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# Floorplan

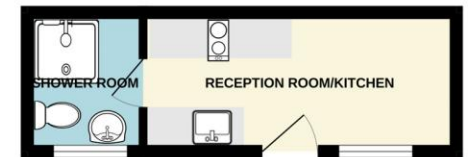
GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



ANNEX  
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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