



Jacobson Close, Sleaford
£245,000



3



2



1

Freehold

£245,000



Key Features

- Immaculately Presented Detached House
- Three Bedrooms
- Corner Plot
- Generous Sized Rooms Throughout
- Detached Garage
- Popular Estate Location
- EPC rating B
- Council Tax Band C





Newton Fallowell are delighted to present this Three Bedroom Detached House on the popular Holdingham Grange Site. Enjoying a corner plot, the property is immaculately presented throughout comprising Entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms, En Suite to Master and Family Bathroom. With a well presented rear garden and single detached garage, a viewing is highly recommended to fully appreciate the position, size and standard of property on offer.



Entrance Hall

Having part glazed UPVC door to front, stairs to first floor landing and radiator.

Lounge

3.16m x 5.6m (10'5" x 18'5")

Having window to front, two radiators, TV point, telephone point and French doors leading to the garden.

Kitchen Diner

2.85m x 5.6m (9'5" x 18'5")

Having a range of base and eye level units with work surface over over with inset one and a half bowl sink drainer unit, oven with gas hob and extractor hood over, space for fridge freezer, space and plumbing for dishwasher, storage cupboard, radiator and windows to both front and side.

Utility Room

1.85m x 1.6m (6'1" x 5'2")

Having base and eye level units with work surface over, boiler, space and plumbing for washing machine, space for further appliance, part glazed door to side and radiator.



Cloakroom

Having low level WC, pedestal hand wash basin, extractor fan and heated towel rail.

Landing

With stairs taken from the Entrance Hall and having window to rear, radiator and over stairs storage cupboard.

Bedroom One

3.16m x 5.6m (10'5" x 18'5")

Having windows to both front and side and radiator.

En Suite

Having a three piece suite comprising of low level WC, pedestal hand wash basin, double mains fed shower cubicle, extractor fan, radiator and window to front.

Bedroom Two

3.21m x 2.8m (10'6" x 9'2")

Having windows to both front and side and radiator.

Bedroom Three

2.32m x 2.8m (7'7" x 9'2")

Having window to side and radiator.

Bathroom

Modern three piece bathroom comprising p shaped bath with shower over, hand wash basin and low level wc set in vanity unit, heated towel rail, window to front aspect and extractor fan.

Garage

With up and over garage door and personnel door to garden.

Outside

The front of the property is mainly laid to lawn with decorative shrubbery, pathway to front Entrance and side gate to garden. To the side of the property is a tarmac driveway providing parking for 2 vehicles and access to single garage.

The rear garden offers a patio area leading from the Lounge, further laid to lawn with brick wall and timber fence surround, outside tap and external power socket, pathway to the rear of the property leading to utility room door, storage area behind garage.

Management Charge

The Holdingham Grange development is subject to an annual maintenance charge, please contact our office for more information.

Agents Note

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.

Financial Services

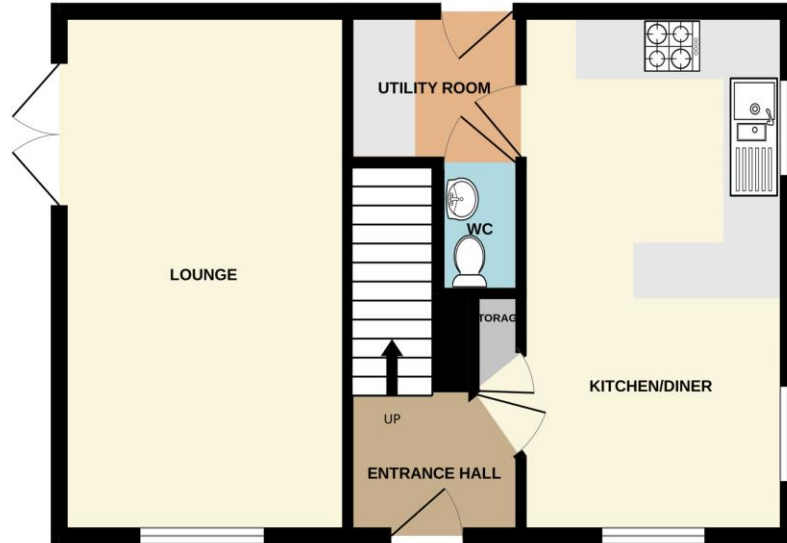
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34



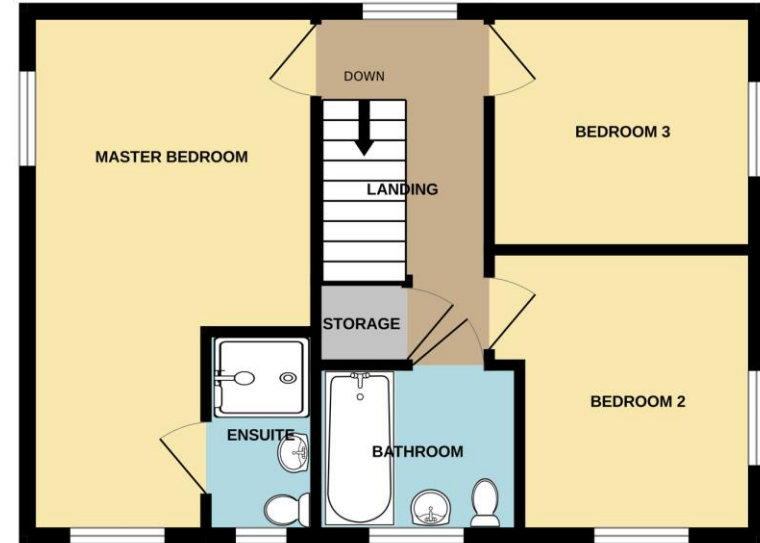


Floorplan

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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