



Galley Hill Close, Sleaford
£335,000



- Detached Bungalow
- THREE Bedrooms
- Large Lounge
- Kitchen Diner
- Double Garage
- Utility Room
- En Suite to Main
- **NO UPPER CHAIN**
- EPC rating E



****NO CHAIN**** Newton Fallowell are pleased to market a much larger than average Three Bedroom Bungalow built in the early 1990's. The property is situated on a large private plot approx.1/3 acre, giving the opportunity to extend the property (subject to planning permission) and is situated towards the bottom of Galley Hill Close which is entered from The Drove, the property would benefit from a degree of modernisation as most of the internal fittings are original. The spacious accommodation comprises Reception Hallway, Lounge, a large Kitchen/Diner, Two Double Bedrooms, Master Bedroom with fitted wardrobes and an En suite, a Large Family Bathroom and a Cloakroom with a WC. The property benefits from a Double Garage providing off road parking.

Accommodation

The property is entered via a part glazed UPVC side panelled door which gives access to:

Reception Hallway

Having coving, an electric storage heater and a telephone point. There is a large built in airing cupboard with shelving, which houses the pre insulated hot water cylinder. Also having access to the roof space which has lighting, ladder and is partially boarded.



Cloakroom 3.27m x 1.48m (10'8" x 4'11")

Having a UPVC double glazed window to the side elevation, close couple WC, pedestal hand wash basin, electric wall heater and coving.

Lounge 5.15m x 4.47m (16'11" x 14'8")

A multi aspect room with three UPVC double glazed windows to the front, side and rear elevation, coving, electric fire, TV and telephone Point, wood laminate flooring, electric storage heater and electric underfloor heating.

Kitchen Diner 6.46m x 3.35m (21'2" x 11'0")

A comprehensive range of wall and base units with complimentary rolled edge work surface, integrated double electric oven, integrated electric four ring ceramic hob with an extractor hood over, integral one and a half bowl single drainer stainless steel sink with mixer tap and tiled splash back, space and plumbing for a dishwasher, space for a fridge, telephone point and space for table and chairs. Having a glazed door giving access to the:

Utility Room 3.36m x 2.44m (11'0" x 8'0")

Having a UPVC double glazed window to the rear elevation, a range of base and wall units with complimentary rolled edge work surface, single bowl, single drainer stainless steel sink, tiled splash backs, space and plumbing for washing machine and a part glazed UPVC exit door giving access to and from the rear garden.

Bedroom One 4.23m x 3.97m (13'11" x 13'0")

Having a UPVC double glazed window to the front and side elevation. built in floor to ceiling wardrobe's with sliding doors, hanging rail and shelving.

EnSuite 2.37m x 1.46m (7'10" x 4'10")

Featuring a close coupled WC, pedestal hand wash basin, fully enclosed tiled shower cubical, Dimplex style electric wall heater, electric shaver point, coving and extractor fan.

Bedroom Two 4.06m x 3.62m (13'4" x 11'11")

Having a UPVC double glazed window to the rear elevation, an electric storage heater and coving.

Bedroom Three 2.98m x 2.81m (9'10" x 9'2")

Having a UPVC double glazed window to the side elevation, an electric wall heater and coving.

Family Bathroom 2.96m x 2.25m (9'8" x 7'5")

Having a UPVC double glazed window to the side elevation, walk in shower cubicle with a glass screen, fully tiled with an electric shower, wall hung WC, hand wash basin and bidet, tiled flooring, coving, chrome heated towel radiator and an extractor fan.

Outside

A large plot is accessed via a private shared road off The Drove, the plot is enclosed with timber fencing to the side and rear. There is a large brick built double garage with power and lighting and up and over doors. There is potential to extend the property as the plot it sits on is considerably larger than average (subject to planning permission and building regulations).

The garden offers a high degree of privacy and is a particular feature of the property which is mainly laid to lawn with a paved patio and mature planted borders.

Situation

The market town of Sleaford is located with good road and rail connections to Lincoln Grantham and Peterborough. Local amenities include medical centres, schools, indoor swimming pool, railway station and comprehensive retail outlets. It is convenient for the local RAF bases of Cranwell, Waddington, Digby and Coningsby.

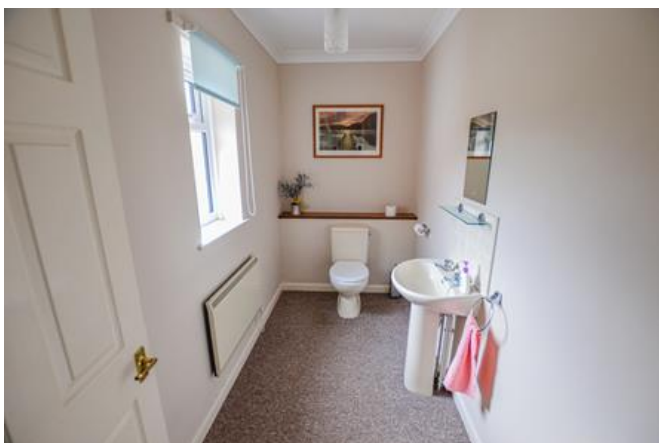
Agents Note

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Financial Services

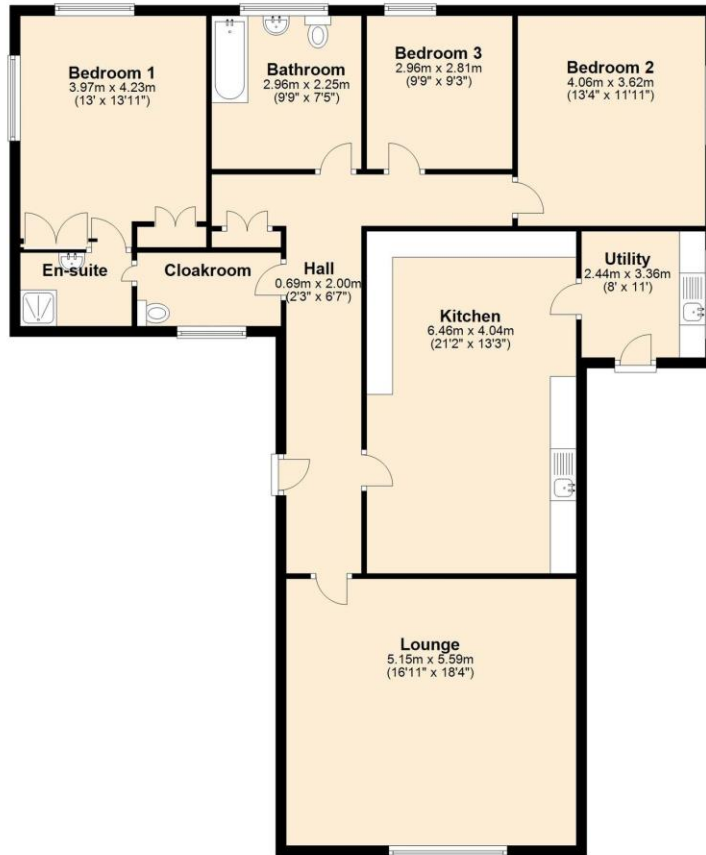
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 27 Southgate, Sleaford, NG34 7SY.





Ground Floor

Approx. 139.9 sq. metres (1505.7 sq. feet)



Total area: approx. 139.9 sq. metres (1505.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.
Plan produced using PlanUp.



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