



The Brambles, Sleaford
£297,000



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- Detached Bungalow
- Three Bedrooms
- Popular Village Location
- Immaculately Presented Throughout
- Single Garage
- Private Garden
- Freehold
- EPC rating D
- Council Tax Band: C



A modern and exceptionally well presented detached bungalow in a select cul-de-sac development right in the village centre. The property offers spacious accommodation comprising: reception hall, lounge, breakfast kitchen, utility room, three bedrooms with en-suite to master, family bathroom, driveway, garage, and private rear garden, UPVC glazing, oil fired central heating. An early viewing is highly recommended to fully appreciate the standard, size and and location of property on offer.

Entrance Hall

Two built-in storage cupboards, airing cupboard housing hot water cylinder, telephone point, radiator and access to loft.

Lounge

5.00m x 3.71m (16'5" x 12'2")

UPVC bay window to front, decorative fire surround with marble backing and hearth housing electric fire, wall lights and TV point.

Kitchen/Diner

4.65m x 2.92m (15'4" x 9'7")

Having a range of base and eye level units with worktop over and under unit lighting, ceramic one and half bowl sink, electric hob with extractor over, eye level double oven, UPVC window to rear, UPVC door to garden and radiator.



Utility Room

3.43m x 1.65m (11'4" x 5'5")

Having a range of base and larder units with worktop, stainless steel sink, space and plumbing for washing machine, space for tumble dryer, Half glazed UPVC door to the side, radiator.

Bedroom One

3.25m x 4.06m (10'8" x 13'4")

With UPVC window to rear aspect, radiator, telephone point and door leading through to:

En Suite

Modern three piece suite comprising fully tiled shower cubicle with mains head shower over, pedestal wash hand basin, low level WC, part tiled ceramic walls, UPVC frosted glazed window to rear, extractor fan, radiator and shaver point.

Bedroom Two

3.25m x 2.92m (10'8" x 9'7")

With UPVC bow window to front aspect and radiator.

Bedroom Three

3.25m x 2.26m (10'8" x 7'5")

With UPVC window to side aspect and radiator.

Family Bathroom

Four piece suite comprising panelled bath, separate fully tiled shower cubicle with mains head shower over, pedestal hand wash basin, low level WC, UPVC frosted glazed window to the side, radiator and part tiled ceramic walls.



Garage

2.92m x 5.00m (9'7" x 16'5")

Having up and over door to front, personal door to rear, power and light, wall mounted oil fired boiler supplying hot water and central heating.

Outside

To the front of the property the front garden is enclosed by dwarf walling and laid to low maintenance gravel with a block paved driveway leading to the attached garage. The rear garden offer a high degree of privacy, westerly facing and are mainly laid to lawn with established side borders. There is a patio area with space for garden shed along with gated side access. Outside lights and tap.

Agents Note

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Floorplan

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



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