



Ancaster Drive, Sleaford
£175,000



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- Semi-Detached House
- Two Bedrooms
- Extensively Improved Throughout
- Open Kitchen Diner
- Popular Estate Location
- Ideal for First Time Buyers or Investors
- Freehold
- EPC rating D
- Current Council Tax Band: B



On a popular residential estate in Sleaford is this Immaculately Presented Two Bedroom Semi-Detached House. The property has been Extensively Improved by the current owners to now offer a fantastic open plan Kitchen Diner, with the remainder of the property being of equal high presentation comprising; Lounge, Two Bedrooms and Family Bathroom. Externally the property offers parking for 3 vehicles to front, with a well maintained rear garden. A viewing is highly recommended to fully appreciate the standard of property on offer.

Kitchen Diner

3.33m x 4m (10'11" x 13'1")

New modern kitchen offering a range of base and eye level units with work surface over, ceramic sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for integrated washing machine, integrated dishwasher, integrated fridge freezer, part glazed entrance door, glazed door to rear garden, tiled flooring and radiator.

Lounge

3.36m x 4m (11'0" x 13'1")

With space for electric fire place, bay window to front aspect, TV and BT point, stairs leading to 1st floor and radiator.



Landing

With stairs taken from Lounge and access to loft space.

Bedroom One

3.33m x 3.51m (10'11" x 11'6")

With fitted wardrobes over stairs, two windows to front aspect and radiator.

Bedroom Two

3.37m x 2.09m (11'1" x 6'11")

With window to rear aspect and radiator.

Bathroom

Three piece modern suite having paneled bath with shower over, hand wash basin, low level wc, heated towel rail, extractor fan and window to rear aspect.

Outside

The front of the property offers ample parking with a driveway for two vehicles and a further gravel area for a third parking space, side access to rear.

The rear garden is well presented with an area laid to gravel from the Kitchen Diner, leading to steps and area laid to lawn with seating area, decorative borders and shrubbery, timber shed, timber fence surround and outside tap.



Agents Note

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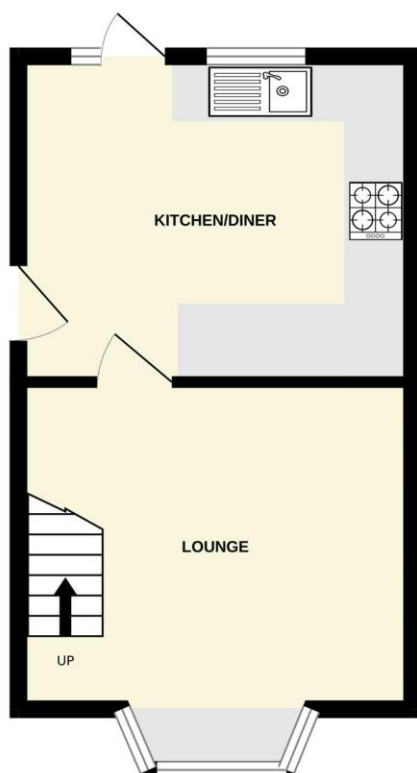
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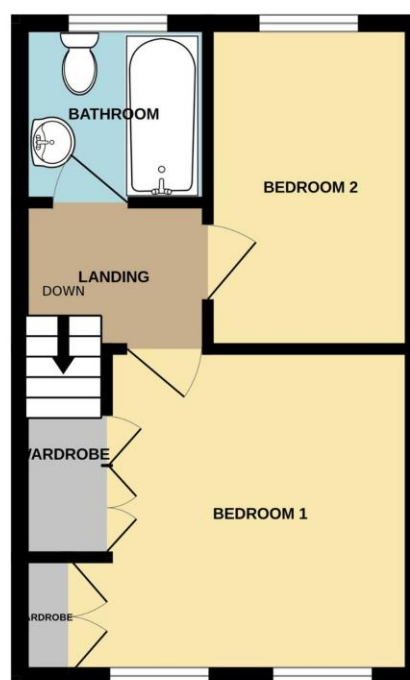


Floorplan

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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