



Lomax Drive, Sleaford  
£240,000



3



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**£240,000**

- Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Estate Location
- Kitchen Diner
- Single Detached Garage
- Freehold
- EPC rating C
- Current Council Tax Band: C





Located on a popular residential estate in Sleaford is this Three Bedroom Detached Family Home, offered for sale with NO ONWARD CHAIN. In full, the property comprises; Entrance Hall, Lounge, Kitchen Diner, Conservatory, Cloakroom, Three Bedrooms and Family Bathroom. A viewing is highly recommended.

### Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor and radiator.

### Lounge

4.19m x 3.85m (13'8" x 12'7")

With TV and BT point, radiator and window to front aspect.

### Kitchen Diner

3.53m x 4.9m (11'7" x 16'1")

With a range of base and eye level units with work surface over, eye level integrated oven, four ring gas hob with extractor hood over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, storage cupboard under stairs, part glazed door to side. The Dining Area has patio doors to conservatory and radiator.

### Conservatory

3.05m x 2.44m (10'0" x 8'0")

Being part brick and uPVC build with door to garden.



## WC

With low level WC, hand wash basin and radiator.

## Landing

With stairs taken from Entrance Hall and window to side aspect.

## Bedroom One

3.87m x 3.1m (12'8" x 10'2")

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

## En Suite

Three piece suite comprising mains fed shower, hand wash basin set, low level wc , radiator, window to front aspect and extractor fan.

## Bedroom Two

3.15m x 2.72m (10'4" x 8'11")

With window to rear aspect and radiator.

## Bedroom Three

2.62m x 1.89m (8'7" x 6'2")

With window to rear aspect and radiator.

## Family Bathroom

Three piece suite with accessibility walk in bath with shower over, low level wc, hand wash basin, window to side aspect, extractor fan and radiator.

## Garage

5.85m x 2.82m (19'2" x 9'4")

With up and over garage door to front, electric and lighting.

## Outside

The front of the property offers parking for at least three vehicles with a gravel driveway leading to single garage and side access to rear, a further parking spot in front of the property with pathway to front entrance. The rear garden is mainly laid to lawn with hedge and timber fence surround, timber shed and timber summer house, outside tap and lighting.





### Agents Note

These are draft particulars awaiting vendor approval.

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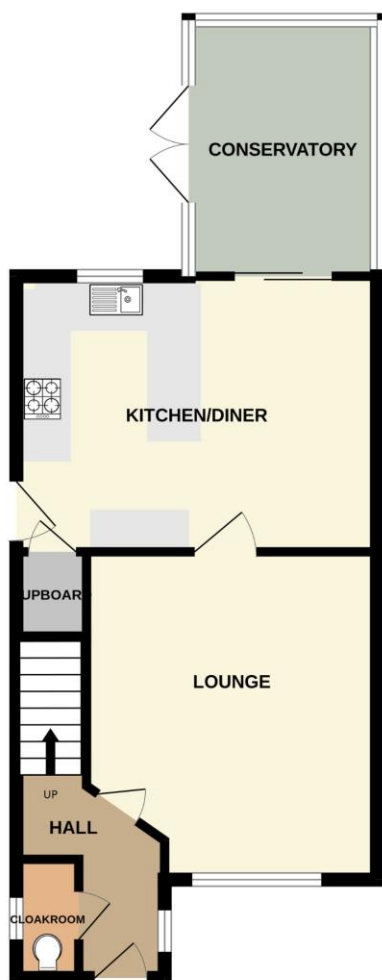
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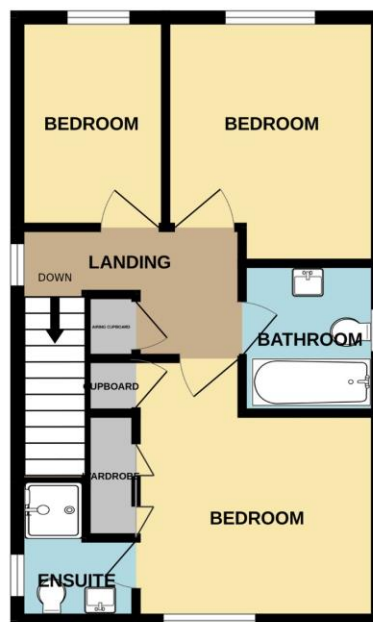


# Floorplan

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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