



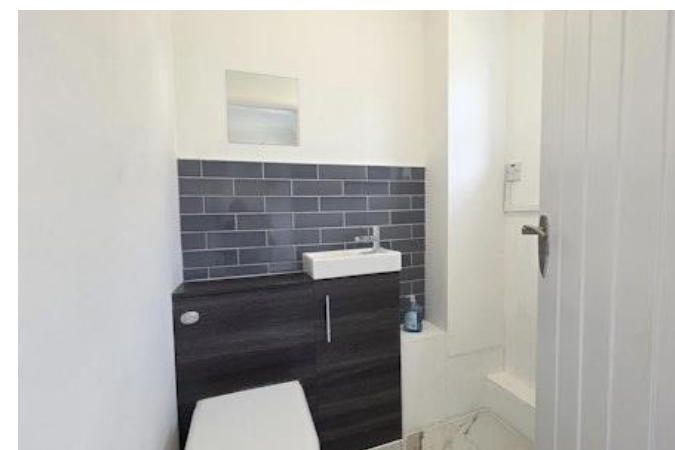
Castle Causeway, Sleaford
£240,000



 3  1  1

Key Features

- Detached House
- Three Double Bedrooms
- Fully Refurbished Throughout
- Kitchen and Utility
- Large Garage
- Close to Town Centre
- EPC rating C
- Freehold





Fully refurbished throughout featuring a new fitted kitchen and four piece bathroom suite THREE BEDROOMED DETACHED property is situated close to the TOWN CENTRE and benefits from a DOUBLE GARAGE. There are three good sized bedrooms and a BATHROOM to the first floor. To the ground floor is a SPACIOUS LOUNGE,, KITCHEN, UTILITY ROOM and DOUBLE GARAGE. To the outside there is GARDEN to the side and front. The property benefits from gas central heating and is being offered for sale with NO ONWARD CHAIN.

ENTRANCE HALL

The property is entered via a upvs door, tiled flooring, radiator, stairs rising to the first floor with storage space under.

DOWNSTAIRS WC

Having low level WC, hand wash basin, window to front and central heating boiler.

LOUNGE 6.02m x 3.6m (19'10" x 11'10")

Having windows to both front and side, There are two radiators. There is a fireplace extended to provide shelving for TV and alcoves for display purposes.

KITCHEN 3.94m x 2.54m (12'11" x 8'4")

With window to the rear, radiator and a range of floor mounted base units with an inset sink and mixer tap, built in electric oven, hob with extractor. There is space for a full height freestanding fridge/freezer. There is a matching range of wall mounted eye level cupboards and the kitchen has tiling to all splash back surfaces.

UTILITY ROOM 4.24m x 1.83m (13'11" x 6'0")

(measurement not including door recess) Window to the rear, Plumbing for washing machine and timber panelled door giving access to the rear of the property.From the Utiity Room a further door gives access to the Double Garage.

FIRST FLOOR LANDING

Having access to loft space and airing cupboard with hot water tank and shelving.

BEDROOM 1 4.32m x 3.48m (14'2" x 11'5")

With window to side, radiator, TV and telephone point.

BEDROOM 2 4.32m x 2.44m (14'2" x 8'0")

With window to front and radiator.

BEDROOM 3 3.94m x 2.57m (12'11" x 8'5")

With window to side and radiator.

BATHROOM

With window to the front, radiator and White suite comprising panelled bath, wash hand basin and low level WC. In addition there is a fully fitted separate shower unit with screen, the shower being fully tiled.

GARAGE 4.45m x 4.22m (14'7" x 13'10")

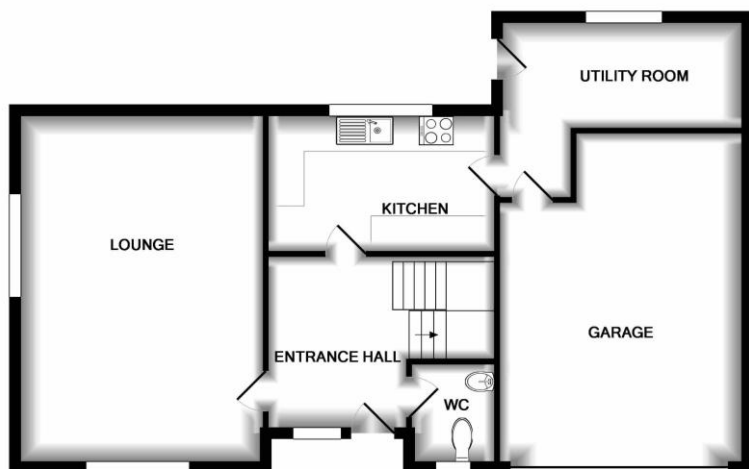
A spacious garage with up and over door, power and lighting.

OUTSIDE

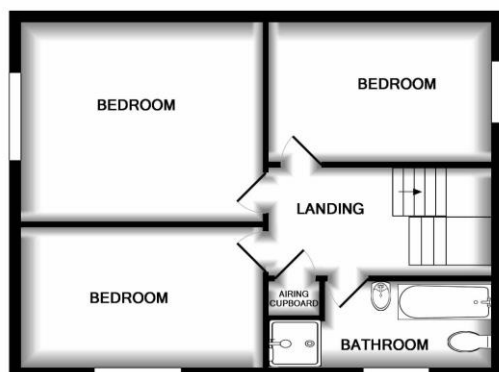
To the front of the property there is an area of lawn with a low wall. Double gates give access to a small driveway and access to the attached Double Garage. The main area of garden is to the side and comprises of a lawned area with a further area of block paving. The rear of the property is block paved and has a timber constructed shed.

FINANCIAL SERVICES

As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau and 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 are regulated by the financial ombudsman and operate on an intendant basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.



GROUND FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)

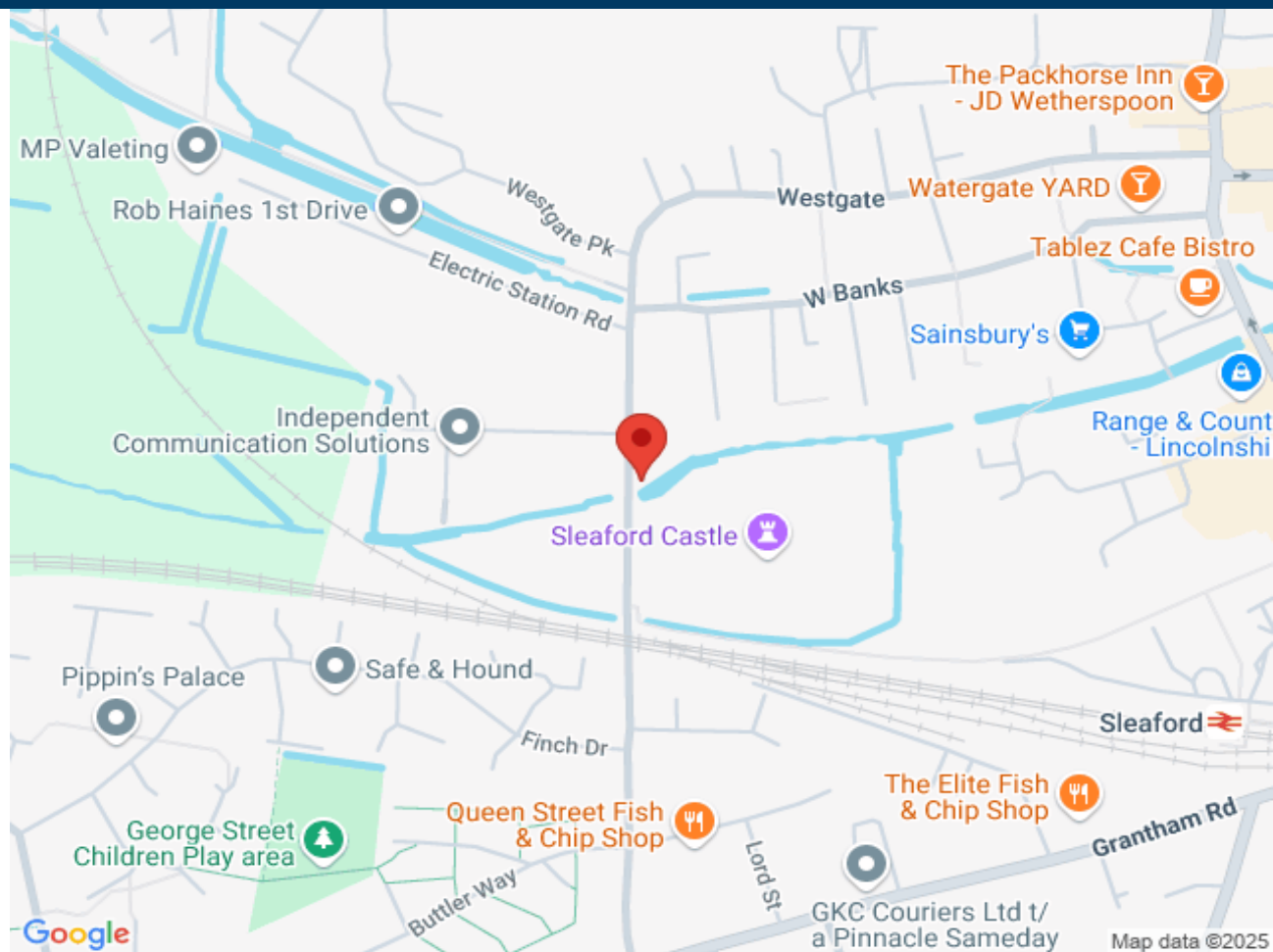


1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

CASTLE CAUSEWAY, SLEAFORD, NG34 7QN
TOTAL APPROX. FLOOR AREA 1413 SQ.FT. (131.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		