



St Denys Avenue, Sleaford
£198,000



- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Well Presented Front and Rear Gardens

- Garage with Parking Space to Front
- Close Walking Distance to Local Amenities
- EPC rating TBC
- Current Council Tax Band B



With close walking distance of local amenities is this Well Presented Three Bedroom Semi-Detached Home, offered for sale with NO ONWARD CHAIN. The front and rear gardens are a particular highlight of the property, being of low maintenance but being beautifully kept. Internally the property offers; Entrance Hall, Lounge Diner, Kitchen, Conservatory, Cloakroom, Three Bedrooms and Shower Room. With a garage to rear with parking, a viewing is highly recommended.

Entrance Hall

With part glazed Entrance Door, window to front aspect, stairs to 1st floor with storage under and radiator.

Lounge Diner

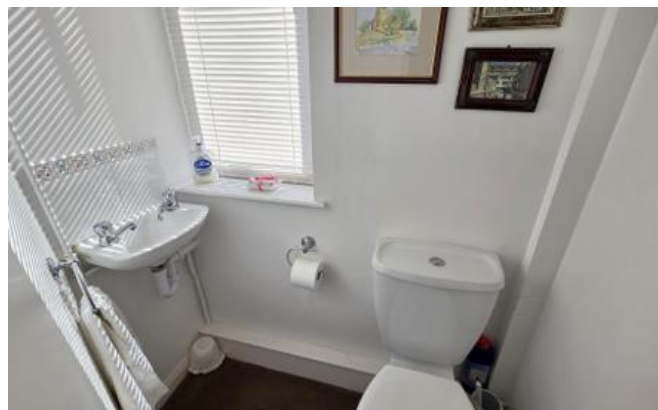
6.12m x 3.31m (20'1" x 10'11")

With electric fire place set in decorative surround, patio doors to rear garden, window to front aspect, TV and BT point, two radiators.

Kitchen

2.69m x 2.71m (8'10" x 8'11")

Having a range of base and eye level units with work surface over, integrated eye level oven, four ring gas hob with extractor fan over, sink with mixer tap and drainer, integrated fridge, glazed door to conservatory, large pantry and window overlooking rear garden.



Conservatory

2.59m x 2.27m (8'6" x 7'5")

Being part brick and uPVC build with french doors to rear garden.

Cloakroom

With low level wc and hand wash basin, window to side aspect.

Landing

With stairs taken from Entrance Hall, access to loft space and access to airing cupboard.

Bedroom One

3.12m x 3.29m (10'2" x 10'10")

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

Bedroom Two

2.62m x 3.31m (8'7" x 10'11")

With window to rear aspect and radiator.

Bedroom Three

1.72m x 2.69m (5'7" x 8'10")

With fitted wardrobes, window to rear aspect and radiator.

Bathroom

Three piece suite with corner shower, hand wash basin, low level wc, heated towel rail, access to airing cupboard, window to side aspect and extractor fan.

Garage

5.48m x 2.55m (18'0" x 8'5")

With up and over garage door to one parking space, personnel door to rear garden, electric and lighting.



Outside

The front of the property is of low maintenance, with a low brick wall to front and further timber fence, mainly laid to gravel with decorative flowers and shrubbery, side access to rear. The rear garden is again of low maintenance, offering a large patio area with areas laid to gravel, decorative flowers and shrubbery, timber shed, outside tap, timber fence surround with gate to parking.

Agents Note

These are draft particulars awaiting vendor approval.

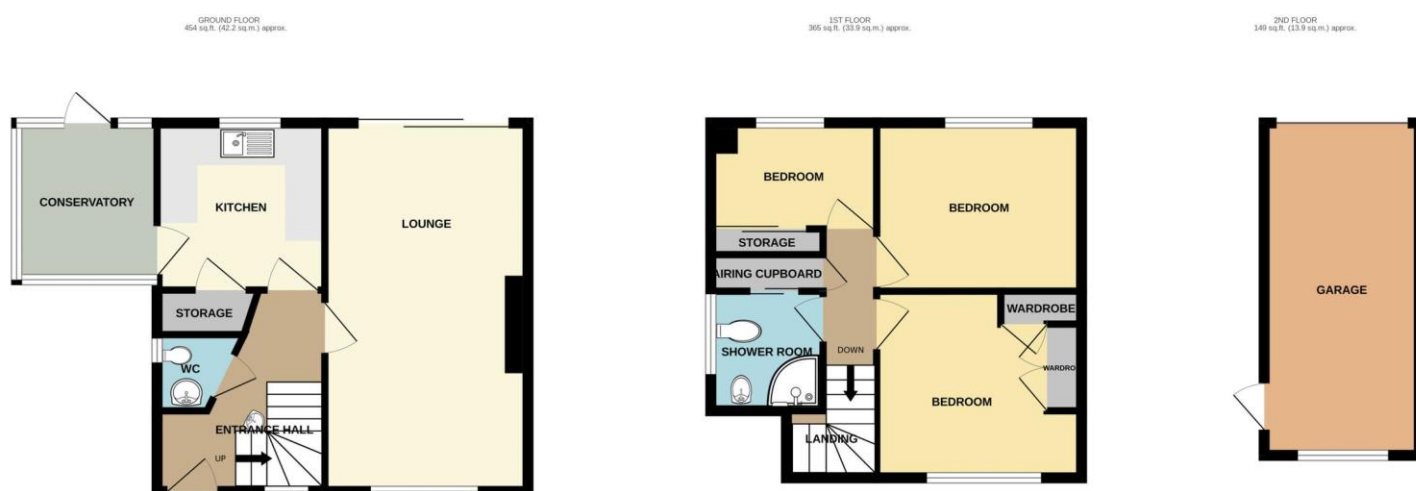
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Floorplan



ST DENYS AVENUE, SLEAFORD, NG34 8AS

TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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