



Rosewood Drive, Sleaford
£215,000



- Semi-Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- Open Plan Kitchen Diner
- Conservatory and Utility Room
- Popular Estate Location
- Freehold
- EPC rating C
- Current Council Tax Band B



This immaculately presented Three Bedroom Semi-Detached House is located on the popular and sought after Southfields residential estate in Sleaford. With a well maintained private rear garden, internally the property offers generous sized rooms throughout with the main attraction being the open plan Kitchen Diner, a large Lounge, conservatory and utility room, upstairs with three bedrooms and family bathroom. A viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, door through to:

Lounge

6.15m x 3.76m (20'2" x 12'4")

With TV and BT point, bay window to front aspect, french doors to conservatory and radiator.

Kitchen Diner

7.28m x 3.59m (23'11" x 11'10")

Offering a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, four ring electric hob with extractor hood over, integrated oven, integrated fridge freezer, open space currently used as a dining room but could also be used as a family room, with windows to front and rear aspect, radiator, door through to:

Utility Room

2.14m x 2.69m (7'0" x 8'10")

With space and plumbing for washing machine, base level unit with work surface over, part glazed door and window to rear aspect.



Conservatory

2.14m x 2.58m (7'0" x 8'6")

With french doors to rear garden

Landing

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

Bedroom One

4.02m x 2.77m (13'2" x 9'1")

With window to front aspect and radiator.

Bedroom Two

4.02m x 2.77m (13'2" x 9'1")

With window to front aspect and radiator.

Bedroom Three

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, low level wc, hand wash basin, window to rear aspect, radiator and extractor fan.

Outside

The front of the property offers parking for two vehicles with a concrete and block paved driveway, part laid to stone, side access to rear.

The private rear garden is well presented, being mainly laid to lawn with decorative borders, patio area, timber shed, outside tap, timber fence and hedge surround.



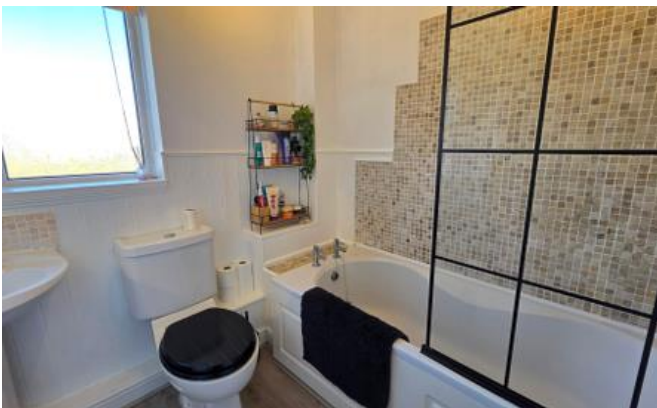
Agents Note

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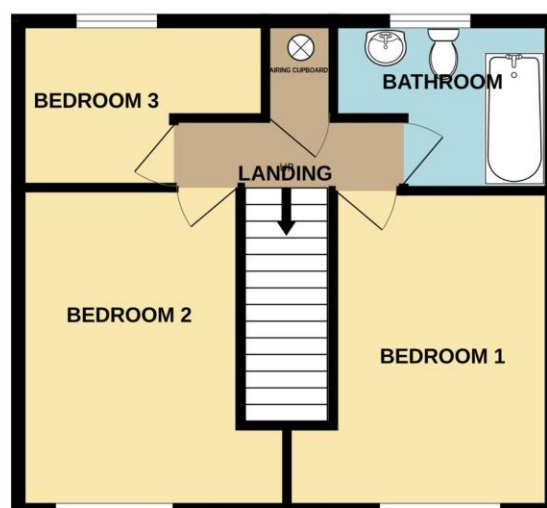
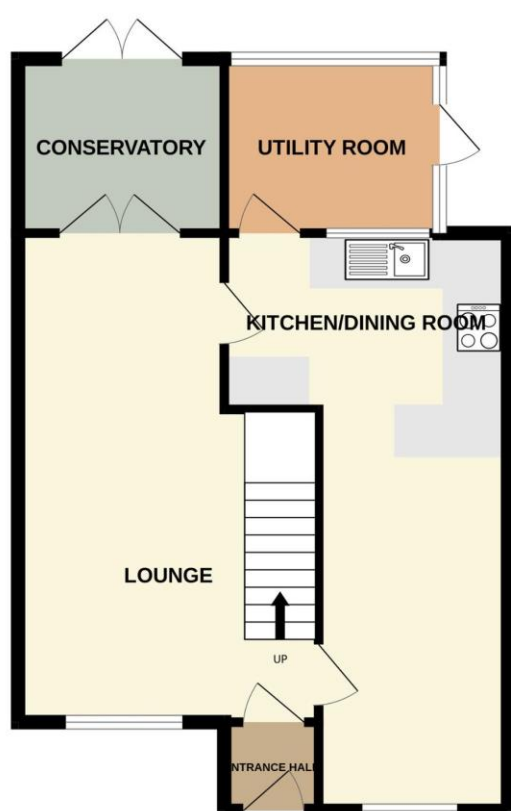
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Floorplan

GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



3 BED, 1 BATH, SEMI DETACHED

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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