



Exeter Drive, Sleaford  
£320,000



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Freehold

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## Key Features

- Extended Detached House
- Four Bedrooms
- Immaculately Presented Throughout
- Open Plan Kitchen Diner
- Landscaped Rear Gardens
- Converted Garage
- EPC rating: TBC







This Immaculately Presented Extended Four Bedroom Detached Family Home is certainly not to be missed. Boasting an impressive open plan Kitchen Diner leading out to a beautifully landscaped rear garden, the rest of the property matches the high standards comprising; Entrance Hall, Lounge, Separate Dining Room/Office/Family Room, Utility Room and Cloakroom, Upstairs with Four Bedrooms, En Suite to Master and a Family Bathroom. A viewing is highly recommended and the only way to fully appreciate the standard of property on offer.

#### Entrance Hall

Generous Size Entrance Hall with tiled flooring, radiator and stairs leading to 1st floor.

#### Lounge

5.14m x 4.26m (16'11" x 14'0")

With feature electric fire place, large window to front aspect, TV and BT points and radiator.

#### Kitchen Diner

5.22m x 5.44m (17'1" x 17'10")

Modern Kitchen with a range of base and eye level units with work surface over, inset sink with mixer tap and drainer, double oven with five ring gas hob and extractor hood over, space for American style fridge freezer, integrated dishwasher, Herringbone flooring, window to rear garden and opening to

Dining area - With two velux windows, French doors to rear garden and TV point.

#### Family Room

6.55m x 2.19m (21'6" x 7'2")

Large room with Herringbone flooring, TV point, window to front aspect and radiator.

#### Utility Room

1.65m x 2.45m (5'5" x 8'0")

With space and plumbing for washing machine and tumble dryer with work surface over, small storage cupboard, part glazed door and window to rear garden, Herringbone flooring and radiator.

#### Cloakroom

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

#### Landing

With airing cupboard, access to loft space and radiator.

#### Bedroom One

5.1m x 2.7m (16'8" x 8'11")

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

#### En Suite

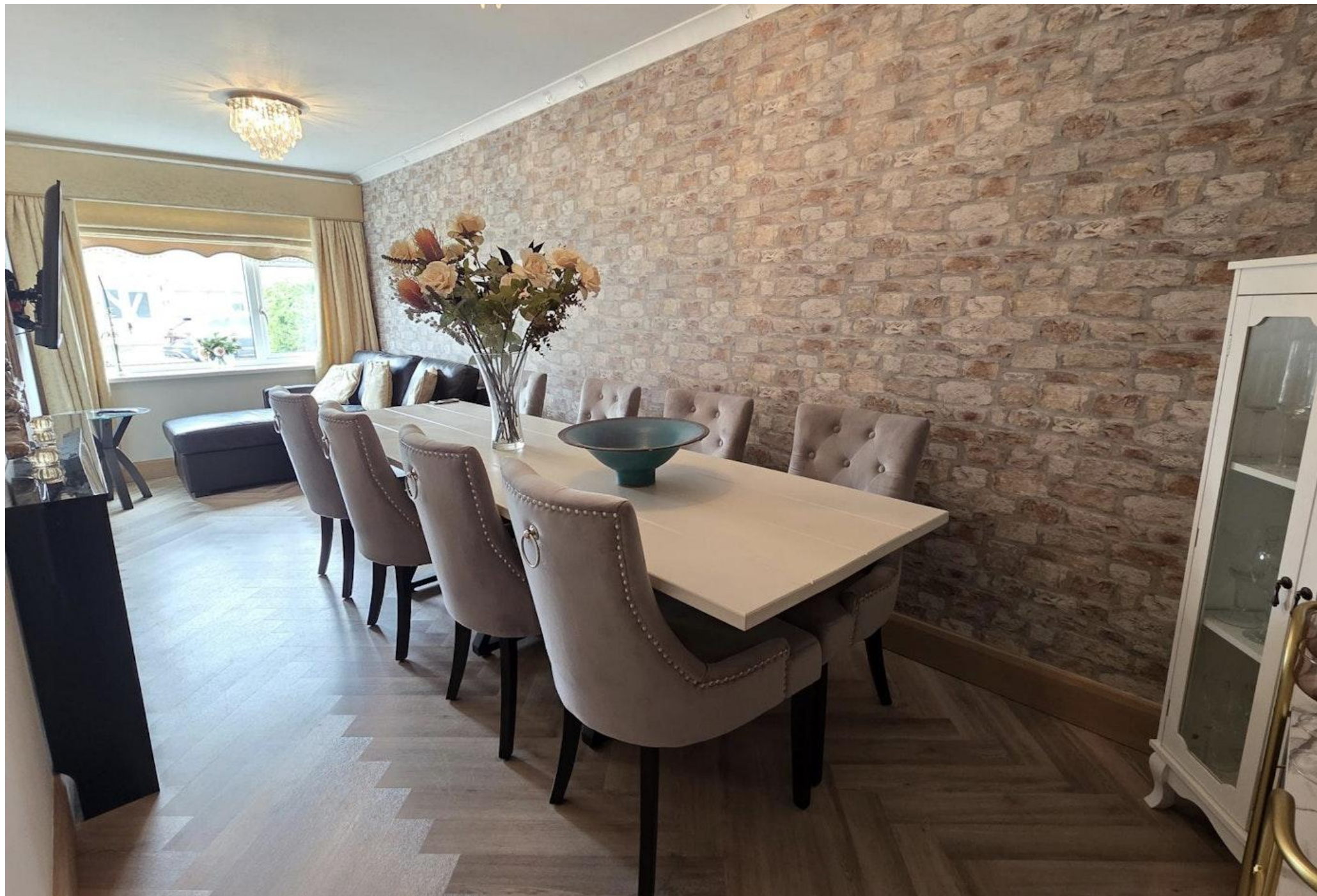
Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, storage cupboard, window to front aspect and extractor fan.

#### Bedroom Two

2.92m x 3.36m (9'7" x 11'0")

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









### Bedroom Three

2.84m x 3.02m (9'4" x 9'11")

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

### Bedroom Four

2.04m x 2.46m (6'8" x 8'1")

With window to rear aspect and radiator.

### Family Bathroom

Three piece fully tiled suite comprising paneled bath with shower over, hand wash basin with storage under, low level wc, heated towel rail, window to side aspect and extractor fan.

### Outside

The front of the property offers ample parking for four vehicles with a paved driveway, side access to rear and hedge surround.

The rear garden is a real feature of the property being beautifully landscaped, with decorative borders of flowers and shrubbery throughout, area laid to lawn, decking to rear providing plenty of space for seating, large timber shed, outside tap and lighting with timber fence surround.

### Agents Note

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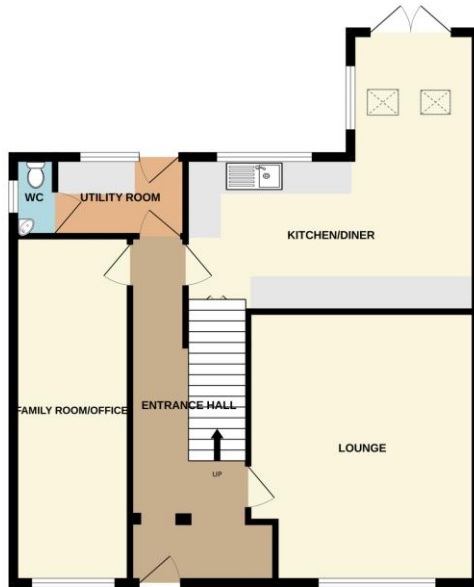






# Floorplan

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 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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Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk