



Grace Close, Sleaford
£180,000



- Detached House
- Three Bedrooms
- Detached Single Garage
- Requiring Modernisation
- Popular Estate Location
- Lounge Diner
- Freehold
- EPC rating D



This three bedroom detached home, complete with a single detached garage, offers a fantastic opportunity for buyers looking to modernise and add value. Situated in a well-established residential area, the property features an entrance hall, a spacious lounge diner, kitchen, three bedrooms, and a family bathroom. With a generous sized garden to rear, a viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to first floor and radiator.

Lounge Diner

7.67m x 4.5m (25'2" x 14'10")

With feature fire place set in decorative surround, TV and BT points, bow window to front aspect and radiator. Dining area with window to rear garden and radiator.

Kitchen

3.68m x 2.61m (12'1" x 8'7")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven, space and plumbing for washing machine, space for freestanding fridge freezer, part glazed door to side, window to rear aspect and radiator.

Landing

With stairs taken from Entrance hall, access to loft space and window to side aspect.



Bedroom One

2.69m x 4.52m (8'10" x 14'10")

With two windows to front aspect and radiator.

Bedroom Two

2.87m x 2.36m (9'5" x 7'8")

With window to rear aspect and radiator.

Bedroom Three

2.87m x 2.14m (9'5" x 7'0")

With window to rear aspect and radiator.

Shower Room

Three piece suite comprising mains fed double walk in shower, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

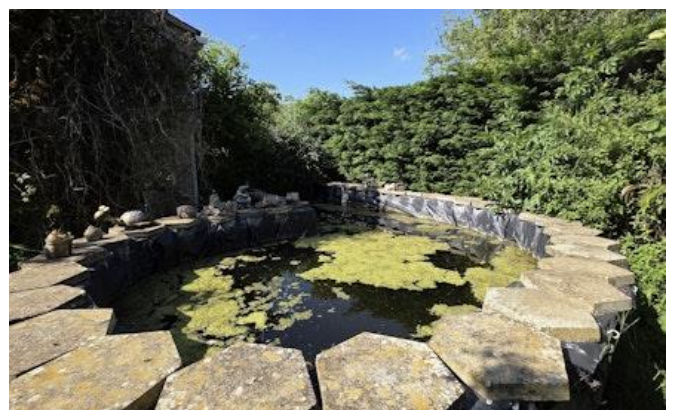
Detached Single Garage

With up and over garage door.

Outside

With parking to front, further area laid to lawn, side access to rear and door to kitchen.

The rear garden is mainly laid to lawn with shrubbery, large pond, timber fence and hedge surround.



Agents Note

These are draft particulars awaiting vendor approval.

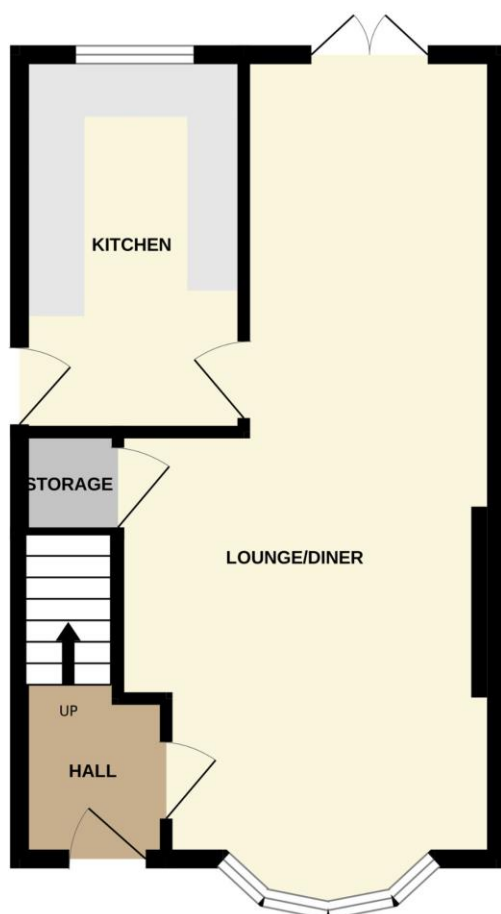
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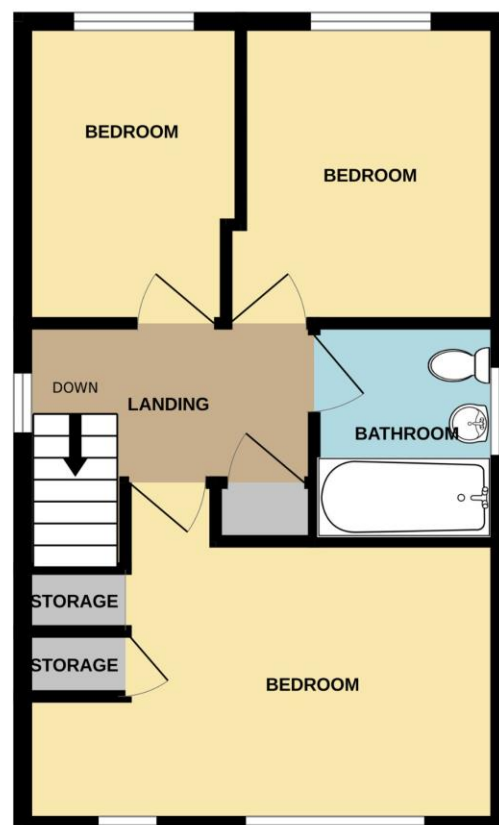
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Floorplan

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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