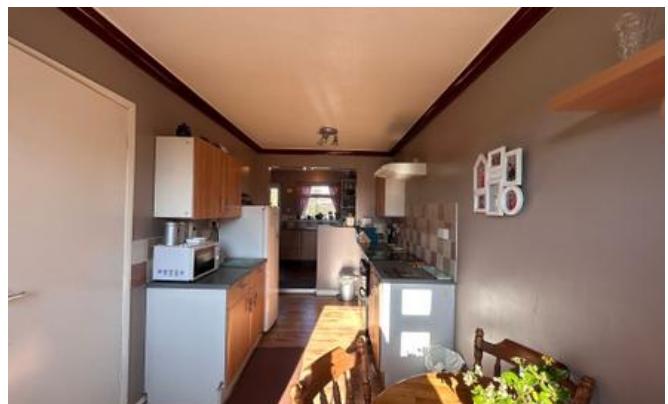




Rosewood Drive, Sleaford
£180,000 - REDUCED



- NO ONWARD CHAIN
- Close Proximity to Town Center
- Driveway
- Three Bedrooms
- Spacious Accommodation Throughout
- Freehold
- EPC rating: C



Situated in a popular residential location and within walking distance to SLEAFORD TOWN CENTER, is this THREE BEDROOM SEMI DETACHED property. Being offered with NO ONWARD CHAIN. The property offers spacious accommodation throughout and comprises of; entrance hall, lounge and kitchen diner. Stairs rise to the first floor landing which leads to three bedrooms, two of which are double bedrooms and the family shower room. Externally the property offers both front and rear gardens along with ample off road parking.

Entrance Hall

Door leading to:

Lounge

20'1" x 12'4" (6.1m x 3.8m)

Having stairs leading to first floor landing, two radiators, two UPVC double glazed windows, one being to the front aspect and the other being to the rear aspect.

Kitchen Diner

23'10" x 11'9" (7.3m x 3.6m)

Having a range of wall and base units, work surfaces with a single bowl stainless steel sink and drainer. Space for washing machine, electric oven with hob and extractor fan. Two radiators, two UPVC double glazed windows, one being to the front aspect and the other being to the rear aspect and a UPVC part double glazed door leading to rear garden.



First Floor Landing

With stairs taken from the lounge, having access to roof space and airing cupboard.

Bedroom One

13'0" x 10'2" (4m x 3.1m)

Having UPVC double glazed window to front aspect and radiator.

Bedroom Two

13'1" x 9'1" (4m x 2.8m)

Having UPVC double glazed window to front aspect, radiator and fitted storage.

Bedroom Three

8'8" x 6'10" (2.6m x 2.1m)

L-shaped room with UPVC double glazed window to rear aspect, radiator and fitted storage.

Shower Room

7'4" x 6'9" (2.2m x 2.1m)

Comprising three piece suite of WC, vanity style wash hand basin and walk in wet room style shower. The room further benefit from additional base unit storage and UPVC double glazed window to rear aspect.

Outside

The front of the property benefits of a driveway offering off road parking with a laid to area to the left hand side. A side gate provides access to the rear garden that is fully enclosed by timber fencing. In the majority the rear garden is mainly laid to lawn with boarders to all three sides and paved seating area. Within the garden there is also a timber shed.

Agents Notes

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



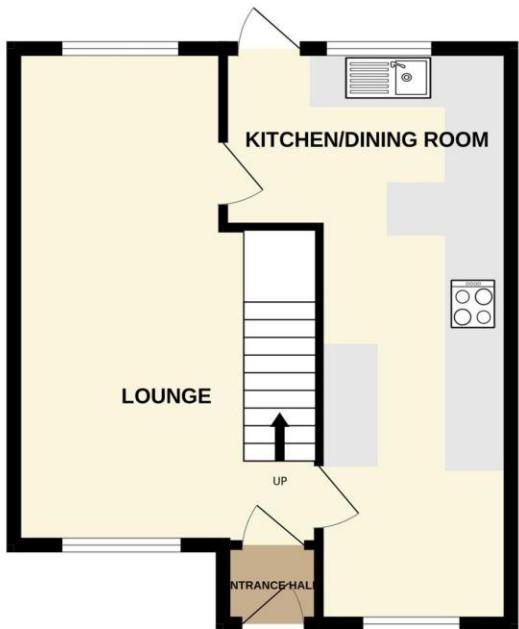
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk