



Electric Station Road, Sleaford  
£165,000

 3  1  2



Freehold



## Key Features

- Terraced House
- Three Bedrooms
- Close Walking Distance to Town Centre
- Large South Facing Rear Garden
- Generous Sized Rooms Throughout
- Opportunity for Modernisation
- EPC rating TBC





Within close walking distance to Sleaford Town Centre is this Three Bedroom Terrace House, recent updates by the current owners include a new boiler, insulation to walls and redecoration. The property benefits from a Large well presented rear garden, internally offering generous sized rooms comprising; Lounge, Dining Room, Kitchen, Shower Room and Three Bedrooms. A viewing is highly recommended to fully appreciate the potential of property on offer.



### Lounge

3.67m x 4.49m (12'0" x 14'8")

With frosted part glazed door to front, facility for gas fire (current gas fire is disconnected), window to front and radiator.

### Dining Room

3.65m x 4.49m (12'0" x 14'8")

With facility for gas fire (current gas connection capped below floor), under stairs storage cupboard, window to garden and radiator.



### Kitchen

4.08m x 2.3m (13'5" x 7'6")

Having a range of base and eye level units with work surface over, sink with drainer, space for freestanding oven, space for fridge freezer, boiler, tiled flooring, window to garden, opening through to area with storage cupboard and glazed door to garden.

### Bathroom

Three piece suite comprising double electric shower cubicle, hand wash basin set in vanity unit with cupboards under, low level wc, frosted window to garden, extractor fan and radiator.

### Landing

With access to loft.

### Bedroom One

3.67m x 4.49m (12'0" x 14'8")

With window to front aspect and radiator.

### Bedroom Two

3.33m x 2.47m (10'11" x 8'1")

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

### Bedroom Three

2.86m x 2.85m (9'5" x 9'5")

With window to rear aspect and radiator.

### Outside

The large South Facing garden offers an outbuilding with lighting and electric (2.65m W x 4.08 L), leading to patio area and further leading to stoned area. Beyond comes a large timber shed with adjoining glass house, further leading to area laid to lawn with 2nd glasshouse and storage area behind.



## Agents Note

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# Floorplan

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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