



Grantham Road, Sleaford  
£210,000



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## Key Features

- Semi Detached House
- Three Bedrooms
- Open Plan Living
- NO ONWARD CHAIN
- Large Rear Garden
- Recently Redecorated Throughout
- EPC rating D
- Freehold





Offered for sale with no onward chain, this recently redecorated three-bedroom semi-detached home is perfect for buyers seeking a move-in ready property with spacious accommodation and a generous garden. The ground floor features a modern open-plan layout with a bright and airy lounge/kitchen/diner, upstairs the property offers three well-proportioned bedrooms and a stylish family bathroom. Outside, a large rear garden provides ample space for outdoor enjoyment, an early viewing is highly recommended.

### Entrance Hall

Part glazed door to front and stairs leading to 1st floor.

### Kitchen Diner 5.69m x 3.38m (18'8" x 11'1")

Open space comprising of a range of base and eye level units with work surface over, integrated eye level double oven, one and a half sink with mixer tap and drainer, 4 ring electric hob with extractor hood over, space for under counter fridge, space and plumbing for washing machine, space for fridge freezer, laminate flooring, windows to front and rear aspects, under stairs storage cupboard and radiator. Opening through to:

### Lounge 5.26m x 3.67m (17'4" x 12'0")

With continued laminate flooring from Kitchen Diner, TV and BT point, Bi-Folds doors on to garden, window to front aspect and radiator.

### Landing

With stairs taken from Entrance Hall, access to loft and window to rear aspect.

### Bedroom One 3.66m x 4m (12'0" x 13'1")

With window to front aspect and radiator.

### Bedroom Two 2.62m x 3.71m (8'7" x 12'2")

With window to front aspect and radiator.

### Bedroom Three 2.45m x 2.75m (8'0" x 9'0")

With window to rear aspect and radiator.

### Family Bathroom

Three piece suite comprising panelled bath with electric shower over, pedestal hand wash basin, low level wc, chrome heated towel rail and radiator.

### Outside

The front of the property offers off road parking on the concrete driveway, further laid to lawn with hedge surround, side access to rear.

The large rear garden is mainly laid to lawn, three timber sheds, outside tap and lighting with timber fence surround.

### Agents Note

These are draft particulars awaiting vendor approval.

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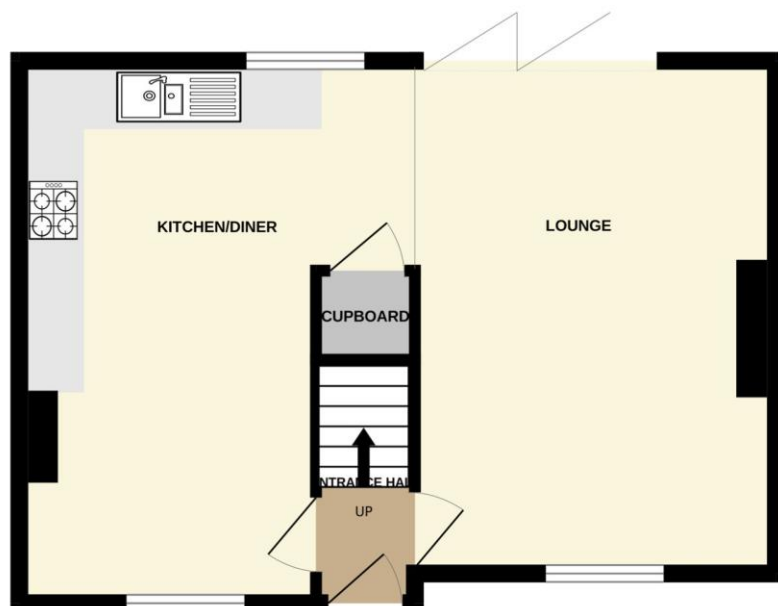




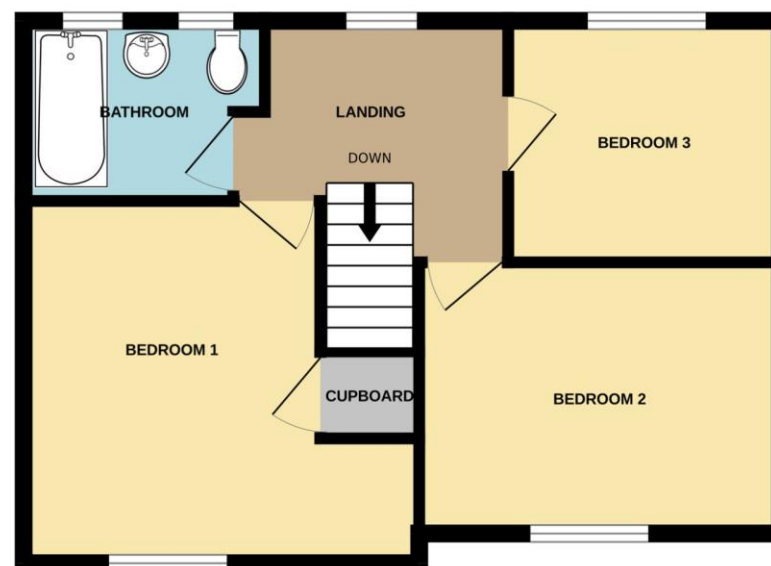




GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

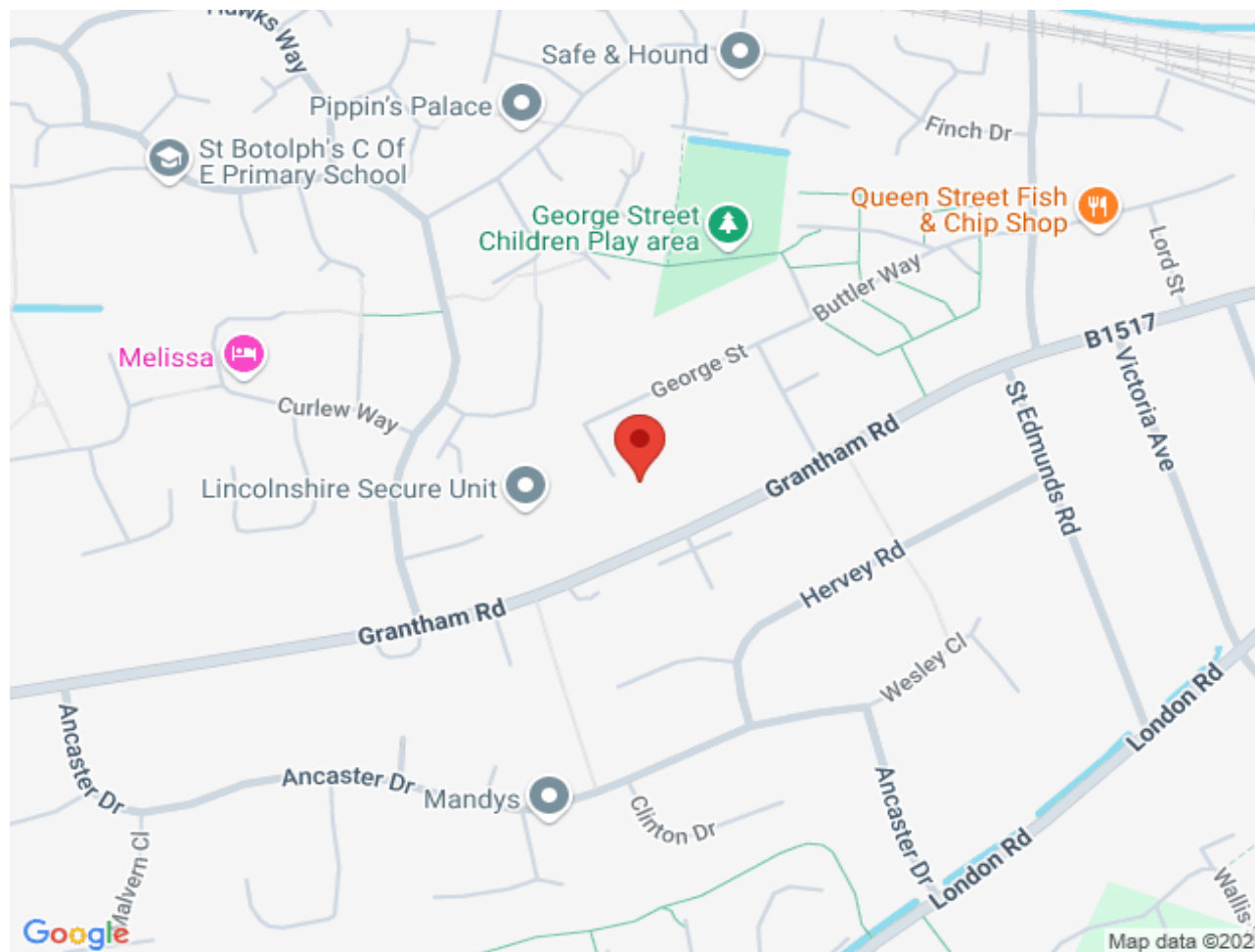


GRANTHAM ROAD, SLEAFORD, NG34 7NS

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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