



Dawson Road, Sleaford  
£145,000



- End of Terrace House
- Two Bedrooms
- Corner Plot
- NO ONWARD CHAIN
- Large Driveway
- Private Rear Garden
- Freehold
- EPC rating D
- Current Council Tax Band: A



This two-bedroom end of terrace house is offered for sale with no onward chain and occupies a generous corner plot with a large gravel driveway providing ample off-road parking. The property features a private rear garden and well-proportioned accommodation throughout, including a lounge, kitchen, two bedrooms and a family bathroom, making it an ideal first home or investment opportunity.

### Lounge

**3.9m x 4.07m (12'10" x 13'5")**

With window to front aspect, TV and BT point, stairs leading to 1st floor with storage under and radiator.

### Kitchen

**2.17m x 4.08m (7'1" x 13'5")**

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge, french doors and window to rear garden, radiator.

### Landing

With stairs taken from Lounge and access to loft space.

### Bedroom One

**3m x 3.35m (9'10" x 11'0")**

With two storage cupboards, two windows to front aspect and radiator.



## Bedroom Two

3.16m x 2.03m (10'5" x 6'8")

With window to rear aspect and radiator.

## Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to rear aspect and extractor fan.

## Outside

Enjoying a corner plot with a large gravel driveway, further laid to lawn and shrubbery with side access to rear.

The rear garden is mainly laid to lawn with decked area, timber shed to side, outside tap and timber fence surround.

## Agents Note

These are draft particulars awaiting vendor approval.

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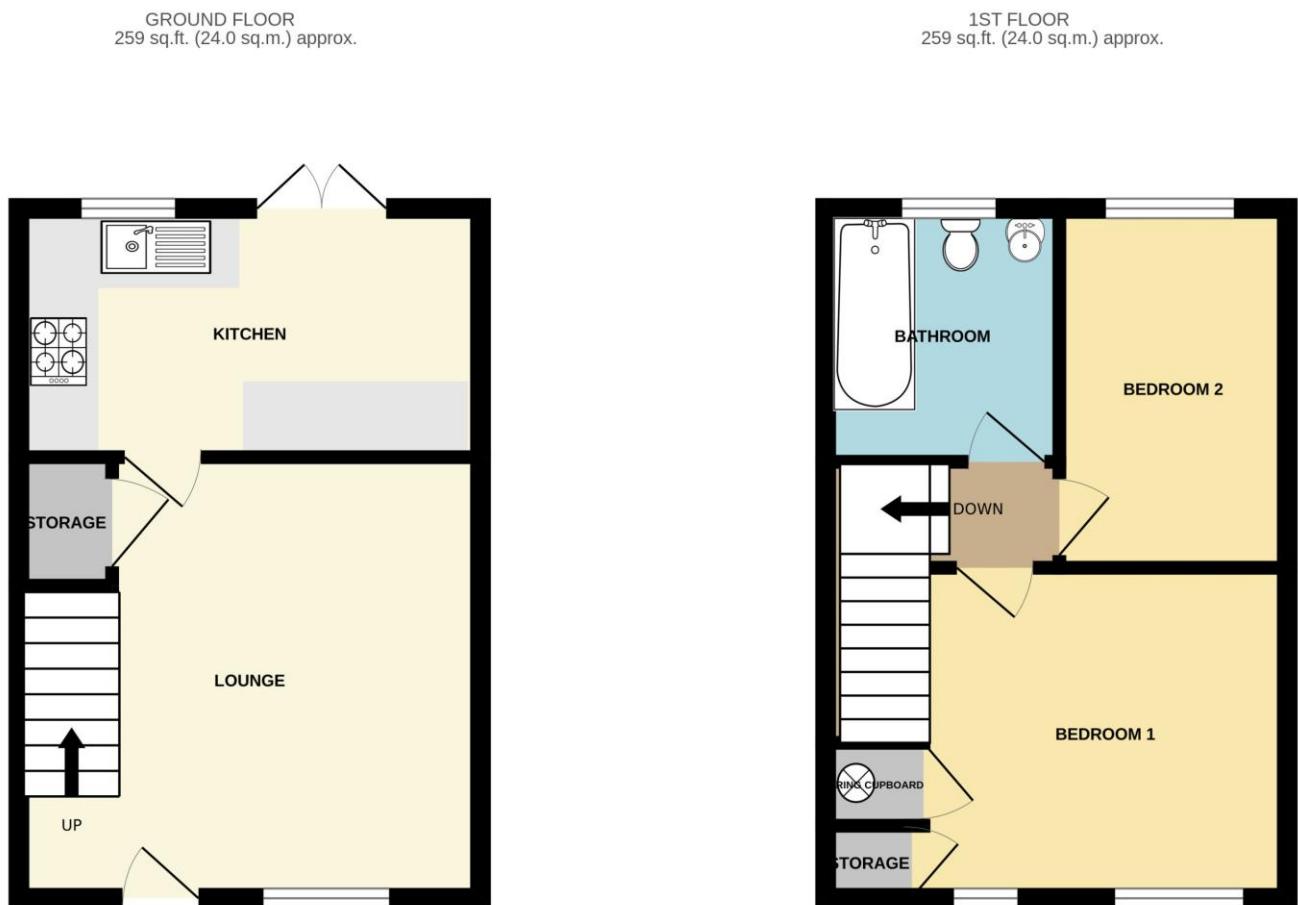
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## Floorplan



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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  
seaford@newtonfallowell.co.uk