



Sandringham Way
£195,000



3



2



1

- Semi-Detached House
- Three Bedrooms
- Popular Handley Chase Development
- Only 4 Years Old
- Modern Kitchen Diner
- Generous Sized Rear Garden
- Freehold
- EPC rating B
- Current Council Tax Band: B



Located on the popular Handley Chase development in Sleaford, this modern three-bedroom semi-detached home is just four years old and well presented throughout. The property features an entrance hall, spacious lounge, modern kitchen diner, and cloakroom on the ground floor. Upstairs offers three bedrooms, including a master with en suite, and a family bathroom. Outside, there is ample parking to the side and a generous rear garden, a viewing is highly recommended.

Entrance Hall

With part glazed Entrance Door, stairs to 1st floor and radiator.

Lounge

4.16m x 3.94m (13'7" x 12'11")

With large full length window to front aspect, TV point and radiator.

Kitchen Diner

3.25m x 4.92m (10'8" x 16'1")

Open plan Kitchen Diner, with a range of base and eye level units with work surface over, Four Ring induction Hob with extractor hood over, double eye level integrated oven, integrated fridge freezer, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, French doors and window to rear garden, under stairs storage cupboard, TV point and radiator.

Cloakroom

With low level wc, hand wash basin with storage under, window to front aspect and radiator.



Landing

With stairs taken from Entrance Hall, storage cupboard over stairs with internet point, radiator and access to loft.

Bedroom One

3.26m x 2.63m (10'8" x 8'7")

With window to front aspect, TV point and radiator.

En Suite

Three piece suite comprising electric shower, hand wash basin with storage under, low level wc, heated towel rail and extractor fan.

Bedroom Two

3.37m x 2.63m (11'1" x 8'7")

With window to rear aspect, TV point and radiator.

Bedroom Three

2.22m x 2.2m (7'4" x 7'2")

With window to front aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower attachment over, hand wash basin with storage under, low level wc, heated towel rail, window to rear aspect and radiator.

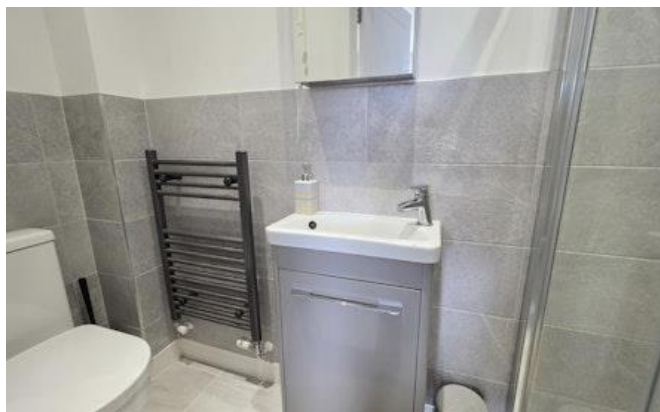
Outside

With ample parking to side on the block paved driveway, side access to rear.

The rear garden is mainly laid to lawn with patio area and timber fence surround.

Management Charge

Please note this development is subject to a management charge, please contact our office for further information.



Agents Note

These are draft particulars awaiting vendor approval.

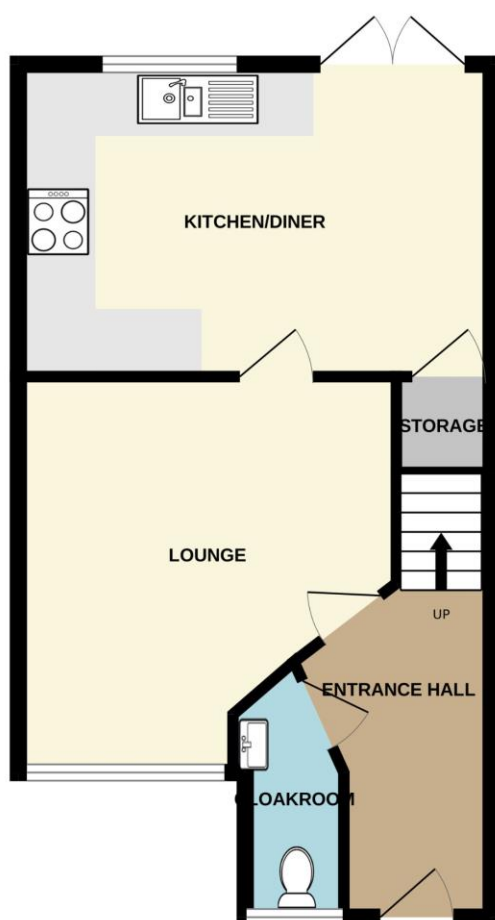
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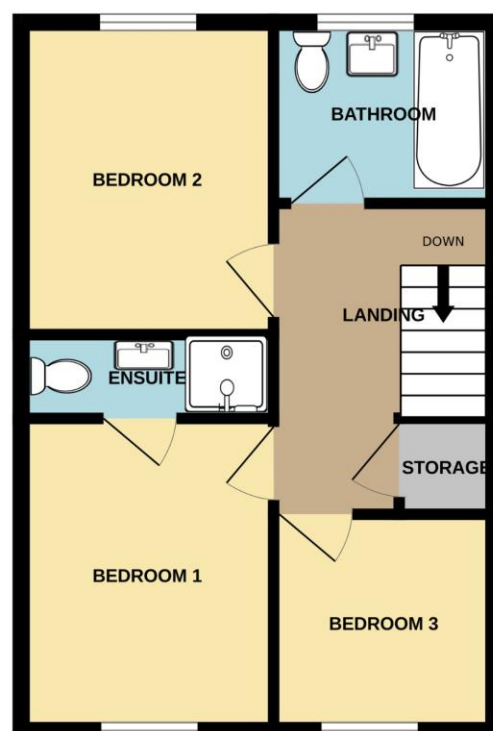
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Floorplan

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



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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