



Sandringham Way
£195,000



- 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.

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



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.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209
seaford@newtonfallowell.co.uk