



Sandhurst Crescent, Sleaford
£175,000



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- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Estate Location
- Large Driveway
- Private South Facing Rear Garden
- Freehold
- EPC rating D
- Current Council Tax Band: A



Offered for sale with no onward chain, this three-bedroom semi-detached home enjoys a generous driveway to the front and a private, south-facing garden to the rear. The accommodation includes a useful porch, spacious lounge, fitted kitchen, three well-proportioned bedrooms, a study area and family bathroom, making it a versatile choice for a range of buyers. With plenty of potential and a desirable layout, this property presents an excellent opportunity on a popular residential estate.

Porch

With part glazed Entrance door

Lounge

4.48m x 3.37m (14'8" x 11'1")

With bow window to front aspect, TV and BT point, stairs leading to 1st floor and opening to Kitchen

Kitchen

2.19m x 3.37m (7'2" x 11'1")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven, space and plumbing for washing machine, space for freestanding fridge freezer, boiler, window and part glazed door to rear garden and radiator.

Landing

With stairs taken from Lounge, airing cupboard.



Bedroom One

2.62m x 3.36m (8'7" x 11'0")

With window to front aspect and radiator.

Bedroom Two

3.85m x 2.21m (12'7" x 7'4")

With window to front aspect and radiator.

Bedroom Three

2.7m x 2.21m (8'11" x 7'4")

With window to rear aspect and radiator.

Study Area

2.24m x 1.88m (7'4" x 6'2")

With access to bedrooms two and three, 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

Large driveway to front providing parking for at least 4 vehicles, further laid to lawn with side access to rear.

The south facing rear garden is mainly laid to lawn with patio area, timber shed, gate to rear and timber fence surround.

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



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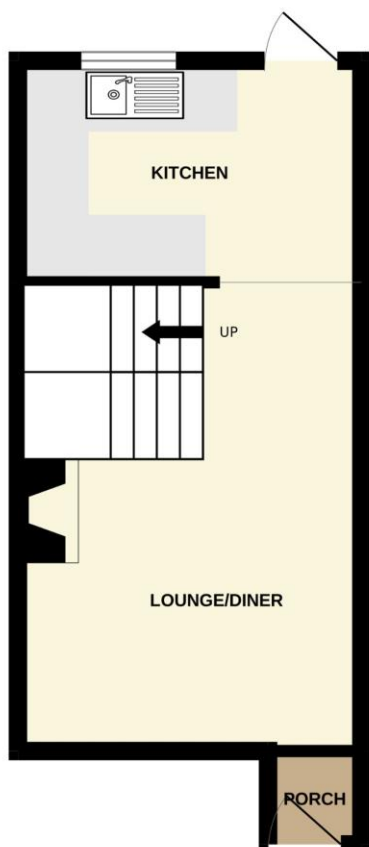
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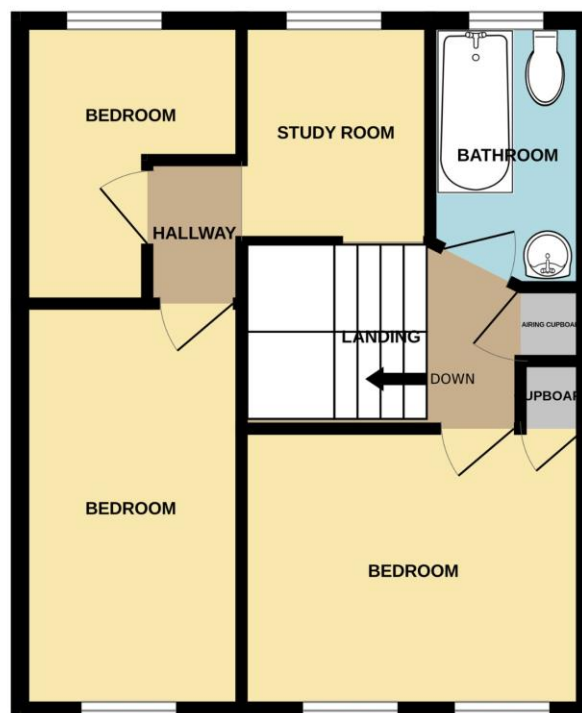


Floorplan

GROUND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



SANDHURST CRESCENT, SLEAFORD NG34 7PE

TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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