



Bristol Way, Sleaford
£210,000



- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- Detached Single Garage
- Low Maintenance Rear Garden
- Kitchen Diner
- Freehold
- EPC rating TBC
- Current Council Tax Band: B



A well-presented three-bedroom semi-detached house with a detached single garage, offering spacious and practical accommodation throughout. The ground floor comprises an entrance hall, lounge, modern kitchen diner, and downstairs WC. Upstairs features three good-sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking for up to three vehicles and a low-maintenance rear garden. Located in a sought-after residential area, this home is ideal for buyers seeking a comfortable property with well-proportioned living space and convenient amenities nearby.

Entrance Hall

With UPVC door, radiator, stairs to first floor and window to side.

Lounge

5.31m x 3.45m (17'5" x 11'4")

Having window to front, radiator, TV point, telephone point, cupboard under stairs and double doors to Kitchen Diner.

Kitchen Diner

4.52m x 2.51m (14'10" x 8'2")

With a modern range of base and eye level units with work surface over and inset sink drainer, Integrated double oven and gas hob, integrated dishwasher, upvc door to side, window to rear, tiled floor and plumbing for washing machine and space for fridge freezer.

Cloakroom

With window to front, radiator, low level WC and hand basin.



Landing

With stairs taken from the Entrance Hall, window to side and loft access.

Bedroom One

3.84m x 2.64m (12'7" x 8'8")

With window to rear, radiator, TV point and fitted double wardrobes.

Bedroom Two

3.12m x 2.26m (10'2" x 7'5")

With window to front and radiator.

Bedroom Three

2.54m x 1.75m (8'4" x 5'8")

With window to rear, radiator and fitted cupboard.

Family Bathroom

Having a modern suite comprising bath with mixer tap shower attachment and further electric shower over, low level wc and hand wash basin. Heated towel rail and tiled walls with inset mirror.

Garage

With up and over garage door, power, lighting and roof storage space.

Outside

To the front there is a garden area laid to lawn with side driveway providing ample parking leading to single garage. The rear garden is of low maintenance with patio area and artificial grass, outside tap 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 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.

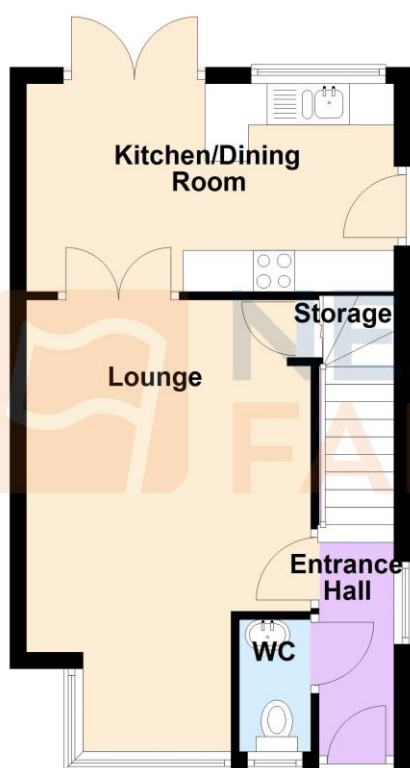
Financial Services

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

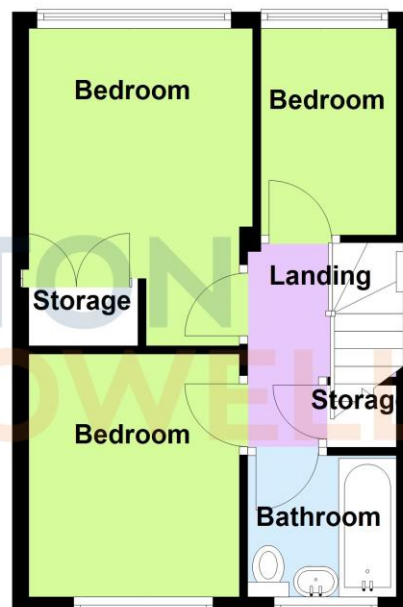
Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 sq. feet)
11 Bristol Way, Sleaford



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