



Sandringham Way, Sleaford
£215,000



- Semi-Detached House
- Three Bedrooms with En Suite and Family Bathroom
- Immaculately Presented Throughout
- Only Three Years Old
- Modern Kitchen Diner with Integrated Appliances
- Popular Handley Chase Development
- Freehold
- EPC rating B
- Current Council Tax Band: B



Built just three years ago on the popular Holdingham Grange development, this immaculately presented three-bedroom semi-detached home offers modern, move-in-ready living throughout. The accommodation includes an entrance hall, a stylish lounge, and a contemporary kitchen-diner with integrated appliances, along with a convenient downstairs WC. Upstairs features three well-proportioned bedrooms, an en suite to the master, and a family bathroom. Outside, the property benefits from dual parking to the front and a smart, low-maintenance rear garden, complete with a timber garden room. A superb modern home in a sought-after location.

Entrance Hall

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

Lounge

3.95m x 4.44m (13'0" x 14'7")

With floor to ceiling window to front aspect, TV and BT point, radiator.

Kitchen Diner

3.2m x 4.97m (10'6" x 16'4")

Modern Kitchen Diner with tiled flooring. The kitchen area offering a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated fridge freezer, four ring electric hob with extractor hood over, space and plumbing for washing machine, window to rear garden.

The Dining area offering French doors to rear garden, storage cupboard under stairs and radiator.



Downstairs WC

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 with internet point, access to loft space and radiator.

Bedroom One

3.25m x 2.62m (10'8" x 8'7")

With TV point, window to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail and extractor fan.

Bedroom Two

3.37m x 2.62m (11'1" x 8'7")

With TV point, window to rear aspect and radiator.

Bedroom Three

2.18m x 2.23m (7'2" x 7'4")

With TV point, window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

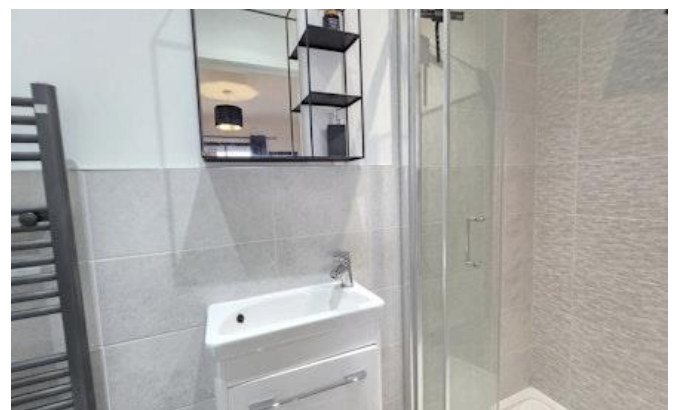
Outside

The front of the property offering dual parking with a block paved driveway, shrubbery and side access to rear.

The rear garden offers a generous sized patio area, further laid to artificial turf, timber garden room to rear, hot and cold external taps and lighting.

Management Charge

This development is subject to an annual maintenance charge, please contact our office for more 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

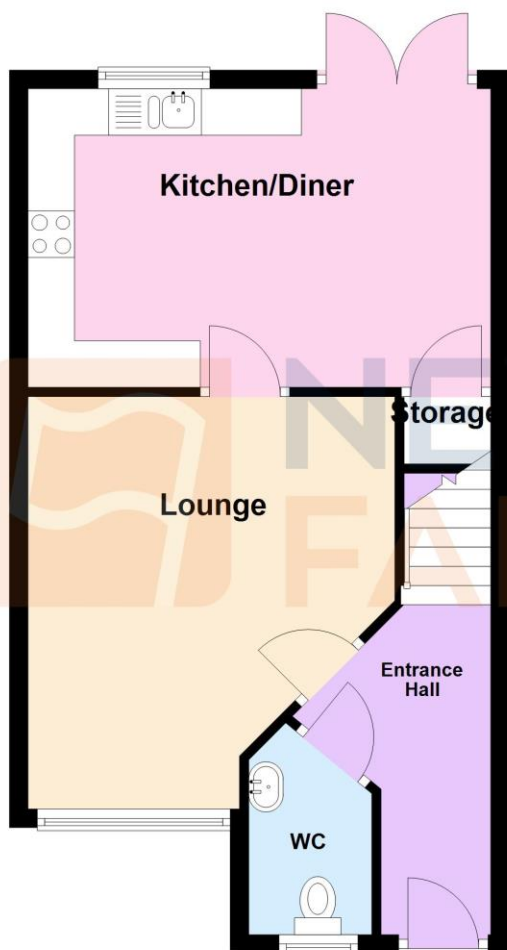
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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

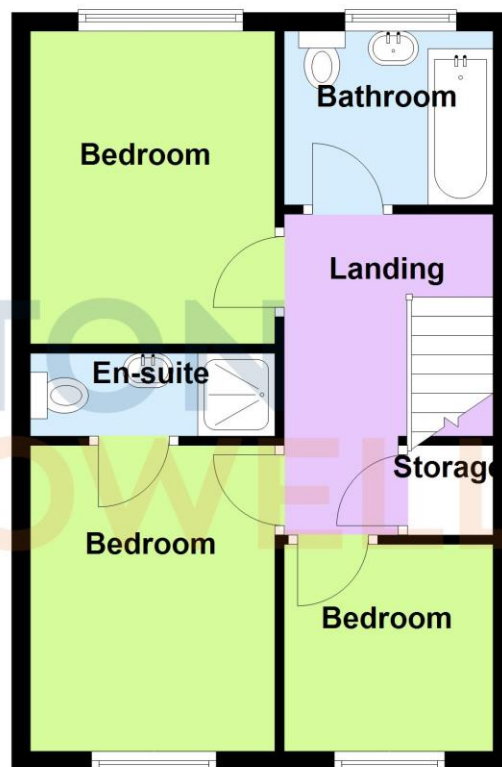
Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)

35 Sandringham Way, Sleaford



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