



Larch Way, Southfields,
Sleaford



£199,950

- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Redecorated Throughout
- Popular Estate Location
- Modern Kitchen
- Freehold
- EPC rating D
- Current Council Tax Band: C



Set on the ever-popular Southfields Estate in Sleaford, this smartly presented three-bedroom semi-detached home has been recently redecorated throughout and is offered with no onward chain. The layout includes a entrance porch, lounge-diner, and a modern, well-fitted kitchen, with three well-proportioned bedrooms and a stylish family bathroom upstairs. Outside, the property enjoys well-tended front and rear gardens, plus the convenience of a single garage. A move-in-ready home in a great location - viewing is highly recommended.

Entrance Porch

With uPVC Entrance door and radiator.

Lounge Diner

6.16m x 3.77m (20'2" x 12'5")

With TV and BT point, stairs leading to 1st floor, windows to front and rear gardens, two radiators.

Kitchen

2.23m x 3.6m (7'4" x 11'10")

Modern kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring electric hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, space for freestanding fridge freezer, part glazed door to rear garden, window to rear garden and radiator.



Landing

With stairs taken from Lounge Diner, airing cupboard and access to loft space.

Bedroom One

3.92m x 2.66m (12'11" x 8'8")

With built in wardrobes, window to front aspect and radiator.

Bedroom Two

3.91m x 3.29m (12'10" x 10'10")

With window to front aspect and radiator.

Bedroom Three

2.2m x 2.6m (7'2" x 8'6")

With built in wardrobe, 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.

Garage

5.06m x 2.45m (16'7" x 8'0")

With up and over garage door to front driveway,

Outside

With gravel driveway leading to single garage, further laid to lawn with side access to rear.

The rear garden is well presented, with a patio area, laid to lawn with shrubbery, lighting and timber fence surround.



Agents Note

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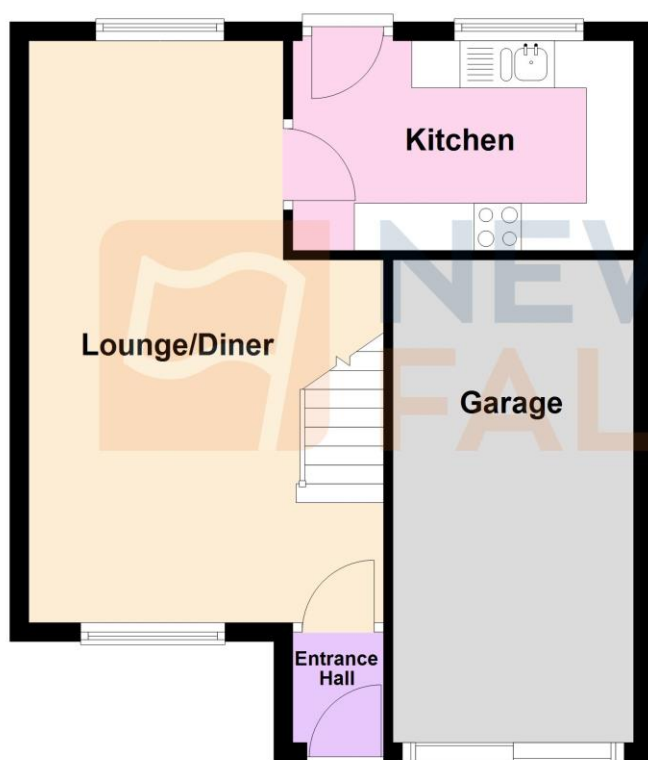
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Floorplan

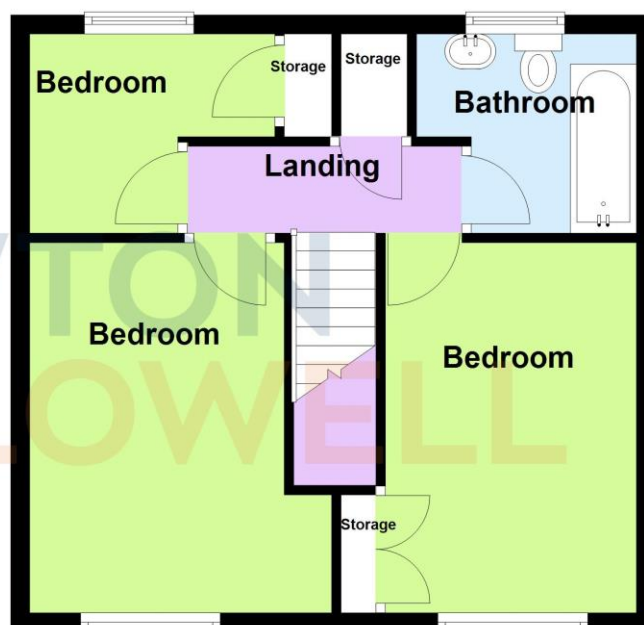
Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 83.5 sq. metres (898.7 sq. feet)

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