



The Paddock, Sleaford  
£125,000



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## Key Features

- Terraced House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Short Walking Distance to Town Centre
- Allocated Parking Space
- Ideal for First Time Buyers or Investors





Within a short walking distance of Sleaford town centre and offered for sale with no onward chain, this two double bedroom terraced home presents an excellent opportunity for first-time buyers, downsizers or investors. The accommodation comprises an entrance hall, a well-proportioned lounge, a fitted kitchen, two generous double bedrooms and a bathroom. Outside, the property benefits from an allocated parking space and a low-maintenance rear garden. A well-located home that should be viewed to be fully appreciated.

### Entrance Hall

With part glazed Entrance door, storage cupboard and radiator.

### Lounge

4.29m x 4m (14'1" x 13'1")

With gas fire place, TV and Bt points, stairs to 1st floor, window to rear aspect and radiator.

### Kitchen

2.91m x 2.16m (9'6" x 7'1")

Range of base and eye level units with work surface over, sink with mixer tap and drainer, four ring gas hob with extractor hood over, integrated oven, space for freestanding fridge freezer, space and plumbing for washing machine, Worcester Bosch boiler (serviced annually), part glazed door and window to rear garden.

### Landing

With stairs taken from Lounge, storage cupboard and window to front aspect.

### Bedroom One

4m x 3.49m (13'1" x 11'6")

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

### Bedroom Two

3.01m x 3.74m (9'11" x 12'4")

With window to rear aspect and radiator.

### 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

With an allocated parking space and outdoor storage cupboard to front, overlooking the green with side access to rear garden. Rear garden being laid to patio with lawn area and timber fence surround.

### Agents Note

These are draft particulars awaiting vendor approval.

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## Floorplan



Total area: approx. 63.2 sq. metres (680.0 sq. feet)

**6 The Paddock, Sleaford**



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