



Barnatt Way, Sleaford
£235,000



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- Semi Detached House
- Three Bedrooms
- Large Rear Garden
- Immaculately Presented Throughout
- Underfloor Heating
- Popular Village Location
- Freehold
- EPC rating B
- Council Tax Band B



Built by popular local builders Wilcox Homes in this Immaculately Presented Three Bedroom Semi-Detached House, considered by some to be the largest plot on the estate. The property offers high specification throughout and with underfloor heating downstairs, comprising; Entrance Hall, Cloakroom, Kitchen Diner, Lounge, Three Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the standard, size and location of property on offer.

Entrance Hall

With part glazed door to front aspect.

Cloakroom

With hand wash basin and low level wc.

Kitchen Diner

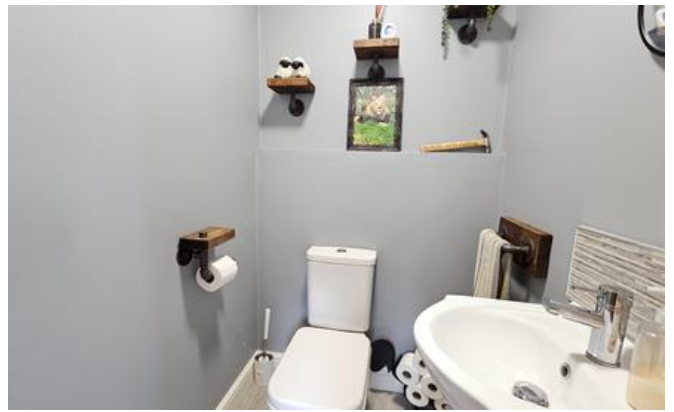
3.58m x 4.23m (11'8" x 13'11")

Modern kitchen with a range of base and eye level units with work surface over, composite one and a half sink with mixer tap and drainer. eye level integrated double oven, 4 ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, storage cupboard under stairs and two windows to front aspect.

Lounge

4.92m x 3.91m (16'1" x 12'10")

With bifold doors leading to rear garden, bay window to side aspect, TV and BT point and stairs leading to 1st floor.



Landing

With stairs taken from Lounge, access to loft space and radiator.

Bedroom One

3.83m x 3.10m (12'7" x 10'2")

With two windows to front aspect, TV point and radiator.

En Suite

3.83m x 3.10m (12'7" x 10'2")

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

Bedroom Two

2.13m x 2.84m (7'0" x 9'4")

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

Bedroom Three

2.05m x 2.84m (6'8" x 9'4")

With TV point, window to rear aspect and radiator.

Family Bathroom

Modern three piece suite comprising P shaped bath with mains fed shower over, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail, window to side aspect, tiled floor and extractor fan.

Outside

The front of the property offers a small area laid to lawn with block paved pathway to front entrance, outside tap.

The rear garden is considered to be the largest on the estate, being mainly laid to lawn with a patio area from the lounge, pathway leading to rear gate to block paved driveway for 2 vehicles, flower beds, timber shed and timber fence surround.



Agents Note

This property is subject to an annual maintenance charge, please contact our office for more information.

Agents Note

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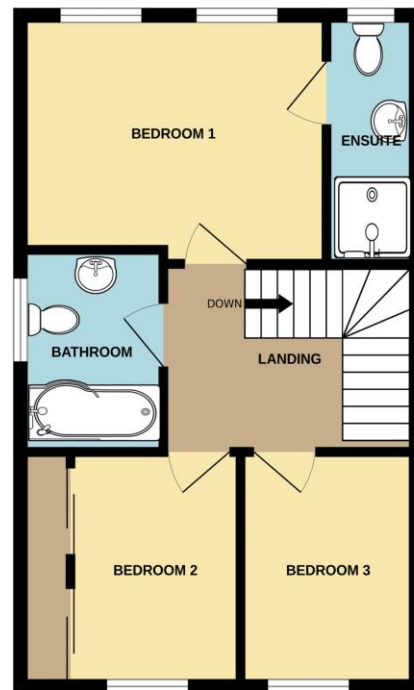


Floorplan

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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