



West Banks, Sleaford
£225,000



- Detached House
- Three Bedrooms
- Close Walking Distance to Town Centre
- Well Presented Throughout
- Open Plan Kitchen/Diner
- Large Parking/Rear Garden
- Freehold
- EPC rating D



Situated within close walking distance of Sleaford Town Centre, this well-presented three-bedroom detached home offers spacious and modern living throughout. The ground floor features an open plan kitchen and dining area, a separate lounge, a useful utility room, and a convenient downstairs WC. Upstairs, there are three good-sized bedrooms and a contemporary family bathroom. Outside, the property benefits from a large parking area to the front and a generous rear garden, perfect for outdoor living and entertaining. A viewing is highly recommended.

Entrance Hall

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

Lounge 3.66m x 3.44m (12'0" x 11'4")

With bay window to front aspect and TV point.

Dining Room 3.51m x 5.18m (11'6" x 17'0")

With patio doors to side, TV point and opening to Kitchen

Kitchen 3.33m x 3.16m (10'11" x 10'5")

Modern kitchen with a range of base and eye level units with work surface over, four ring induction hob with extractor hood over, integrated eye level oven and separate microwave oven over, sink with mixer tap and drainer, integrated dishwasher, integrated fridge freezer and window to rear garden.



Utility Room

With space and plumbing for washing machine and tumble dryer with work surface over, part glazed door to side.

Cloakroom

With low level wc, hand wash basin and extractor fan.

Landing

With stairs taken from Entrance Hall and access to loft space.

Bedroom One 3.67m x 3.44m (12'0" x 11'4")

With window to front aspect.

Bedroom Two 3.57m x 2.48m (11'8" x 8'1")

With window to rear aspect.

Bedroom Three 2.38m x 2.56m (7'10" x 8'5")

With window to rear aspect.

Family Bathroom

Three piece suite comprising paneled bath with shower attachment over, hand wash basin, low level wc, window to front aspect and extractor fan.

Outside

The front of the property offers a large gravel driveway with timber gates leading to rear garden, providing ample off road parking. The rear garden is of low maintenance offering an extended large gravel driveway, further area laid to lawn. Timber shed. On the rear wall is an electric fuse box, currently disconnected however offers the potential (subject to planning) for a garage/garden room to be built.

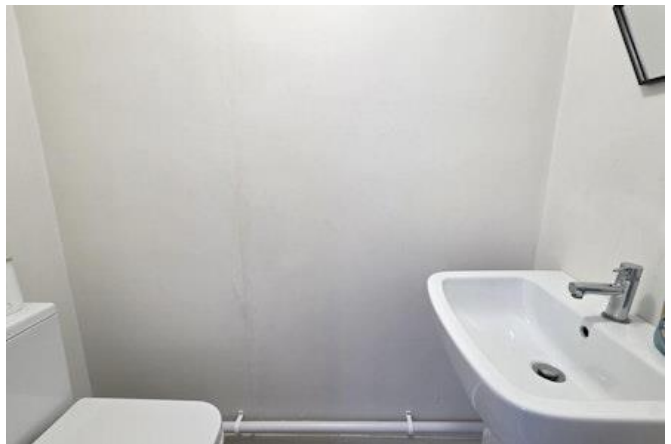
Agents Note

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.

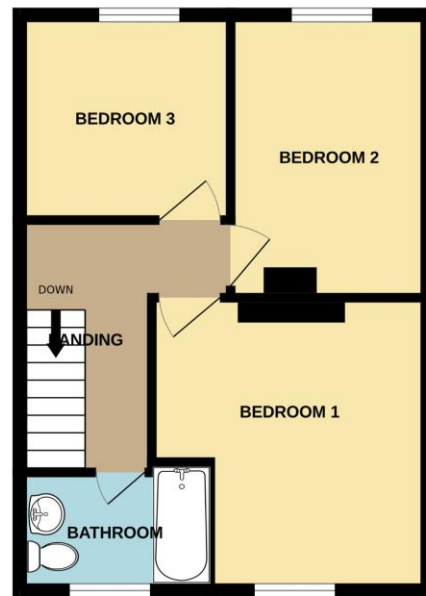




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

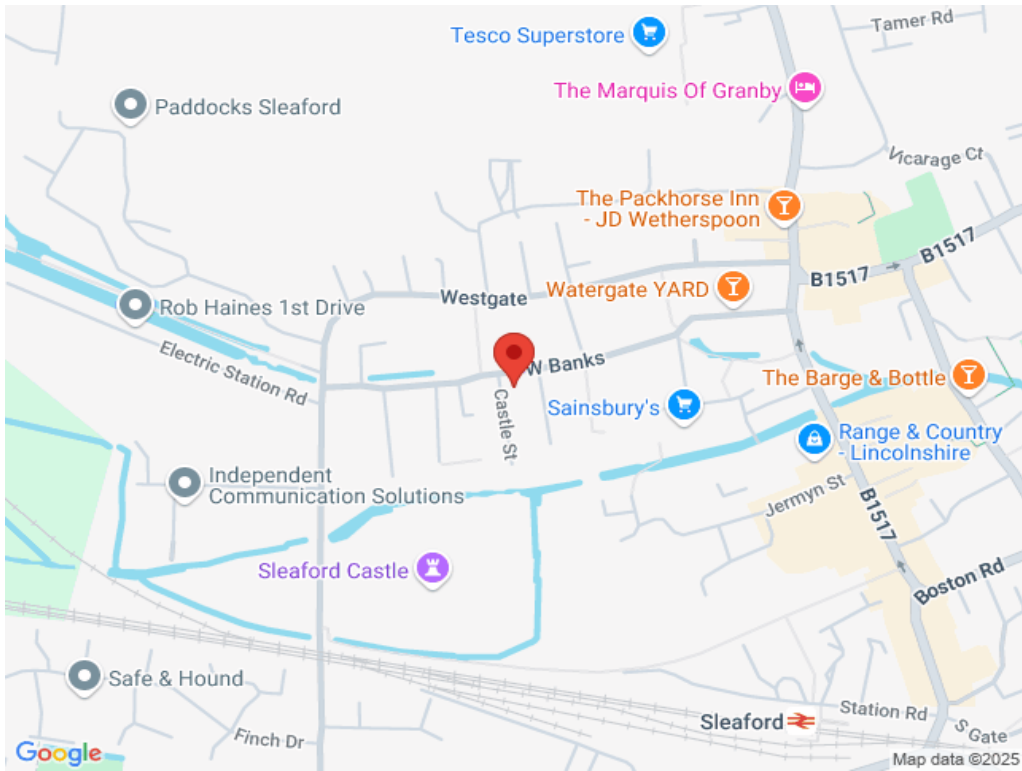


1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 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



Newton Fallowell Sleaford
01529 309 209
sleaford@newtonfallowell.co.uk