



Magnolia Road, Sleaford
£230,000



- Detached House
- Three Bedrooms
- Popular Residential Estate
- Well Presented Throughout
- Lounge Diner
- South Facing Rear Garden
- Freehold
- EPC rating C
- Current Council Tax Band C



Situated on the popular Southfields development in Sleaford, this well-presented three-bedroom detached home offers spacious accommodation and a fantastic south-facing rear garden.

The property is entered via an entrance porch which leads into the lounge, featuring a bay window to the front, fitted storage units and stairs rising to the first floor. The lounge opens through to the dining room, creating a bright and sociable living space, with French doors providing access to the rear garden.

The kitchen is well presented with a range of fitted units and benefits from a useful downstairs storage cupboard. From the kitchen there is access to the utility room and downstairs WC.

To the first floor are three bedrooms, including the main bedroom which benefits from an en suite shower room. The remaining bedrooms are served by the family bathroom.

Outside, the property benefits from ample off-road parking to the front and a single garage. To the rear is a generous south-facing garden, providing an ideal space to relax, entertain and enjoy the sunshine throughout the day.

A viewing is highly recommended to appreciate both the accommodation and location on offer.



Entrance Hall

Lounge

3.77m x 4.25m (12'5" x 13'11")

Dining Room

2.88m x 2.44m (9'5" x 8'0")

Kitchen

2.88m x 2.65m (9'5" x 8'8")

Utility Room

1.6m x 1.54m (5'2" x 5'1")

WC

Landing

Bedroom One

3.68m x 3.28m (12'1" x 10'10")

En Suite

Bedroom Two

3.68m x 2.5m (12'1" x 8'2")

Bedroom Three

2.05m x 3.28m (6'8" x 10'10")

Family Bathroom

1.94m x 2.4m (6'5" x 7'11")

Garage

5.11m x 2.44m (16'10" x 8'0")



Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

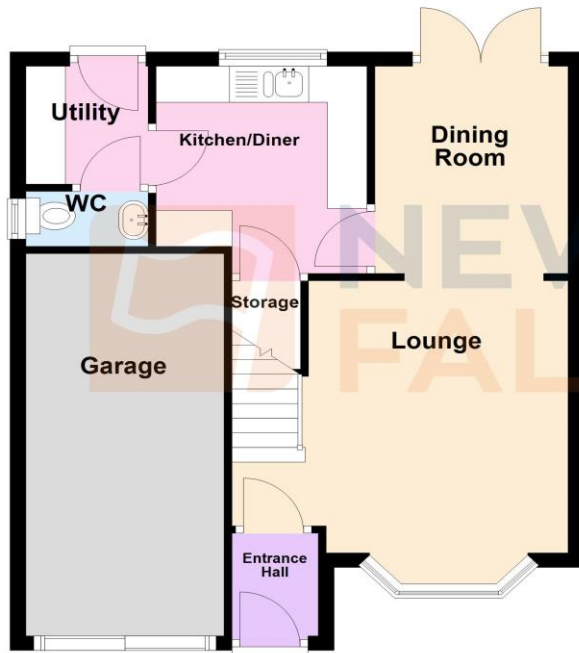
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Floorplan

Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 sq. feet)
14 Magnolia Road, Sleaford