



**Newstead Street, Sleaford NG34 6AQ**

**welcome to**

## **Newstead Street, Sleaford**

A semi-detached home offering a lounge, open-plan kitchen diner, cloakroom, master bedroom with ensuite, enclosed rear garden and driveway parking. Close to local schools, amenities and excellent transport links.



**Entrance Hall**

Having radiator.

**Lounge**

14' 11" x 12' 10" max ( 4.55m x 3.91m max )

There is a TV point, radiator and window to the front.

**Kitchen Diner**

16' x 10' 6" ( 4.88m x 3.20m )

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink, built-in oven, electric hob, extractor, built-in dishwasher, plumbing for washing machine, understairs storage, radiator, window to the rear and French doors to the garden.

**Cloakroom**

3' 10" x 5' 1" ( 1.17m x 1.55m )

Having a wash hand basin, WC and window.

**First Floor Landing**

Having a radiator.

**Bedroom One**

10' 8" x 8' 7" ( 3.25m x 2.62m )

There is a radiator and window.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, extractor and partly tiled walls.

**Bedroom Two**

11' x 8' 7" ( 3.35m x 2.62m )

Having a radiator and window.

**Bedroom Three**

7' 4" x 7' 2" ( 2.24m x 2.18m )

There is a radiator and window.

**Bathroom**

7' 3" x 6' ( 2.21m x 1.83m )

Fitted with a suite comprising of a bath with shower over, wash hand basin with storage below, WC, heated towel rail and window.

**Outside Front**

To the front of the property there is parking for two vehicles, small gravelled area with shrubs and gated side access.

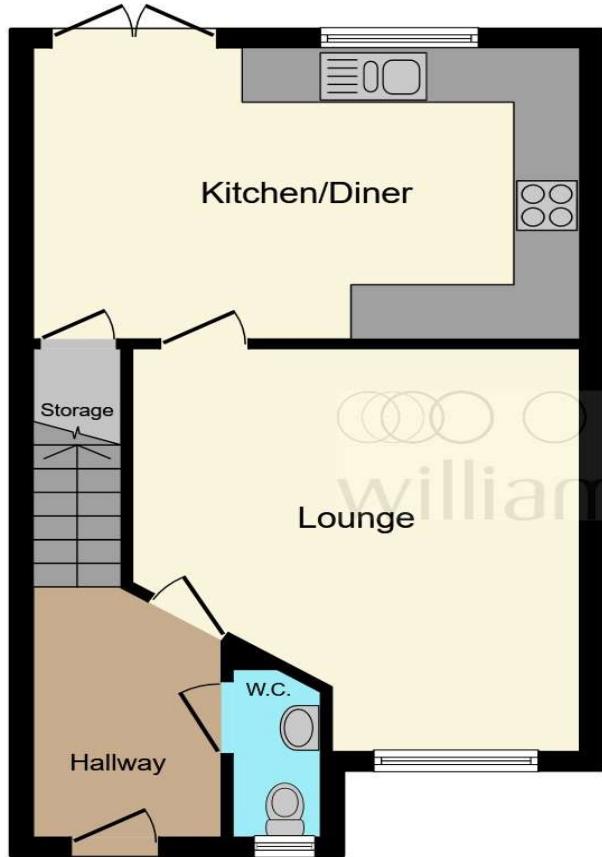
**Rear Garden**

The enclosed fenced rear garden has a lawn with raised decking and shed.

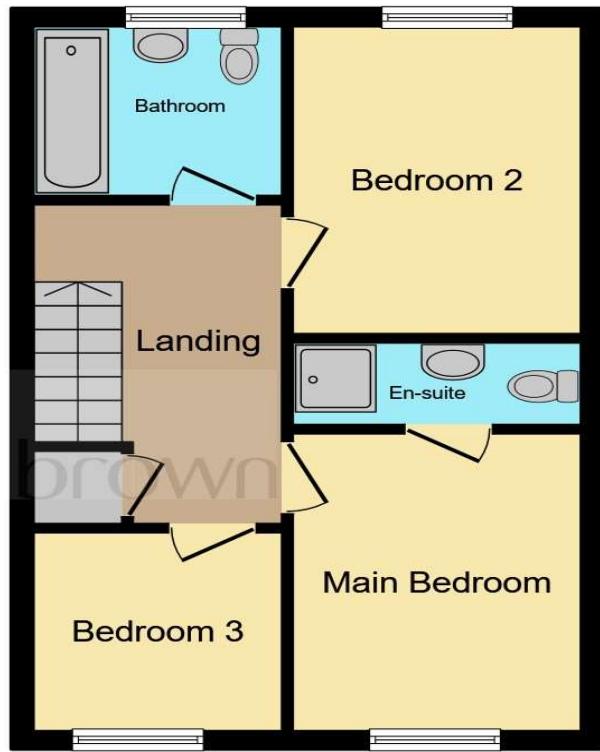


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Newstead Street, Sleaford

- Three bedroom semi-detached house
- Kitchen diner with French doors
- Master bedroom with ensuite
- Driveway to the front
- Close to local amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£205,000**



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Property Ref:  
SNH112929 - 0006

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