NEWTONFALLOWELL



Spring Gardens, Sleaford
£167,500

3 2 2



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Key Features

- Three Bed Semi Detached House
- Re-decorated & New Flooring
- Lounge & Dining Room
- Cloakroom & En-Suite
- Gas Central Heating/Double Glazing
- Garage In Block
- EPC rating C
- Freehold















Located in this cul-de-sac setting convenient for the town centre, a Three Bedroom Semi Detached House with Sun Room Extension and Garage. The property benefits from Gas Central Heating, Sealed Unit Double Glazing and uPVC Soffits and Fascias and has undergone numerous improvements including full re-decoration, new flooring and a combination boiler. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Room, 11'5 Sun Room, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom, and the rear garden is much larger than average. The garden to the front of the property is landscaped to provide a low maintenance area with decorative shrubs. A gate to the side provides access to the Much Larger Than Average Rear Garden with patio, slate and gravelled areas, garden shed and a cold water tap is fitted.

Lounge 3.84m x 3.58m (12'7" x 11'8")

Dining Room 2.97m x 2.03m (9'8" x 6'8")

Sun Room 3.48m x 2.87m (11'5" x 9'5")

Kitchen 2.97m x 2.54m (9'8" x 8'4")

Bedroom One 3.66m x 3.51m (12'0" x 11'6")

Bedroom Two 2.82m x 2.34m (9'4" x 7'8")

Bedroom Three 1.96m x 1.85m (6'5" x 6'1")


RST
DAYTONA

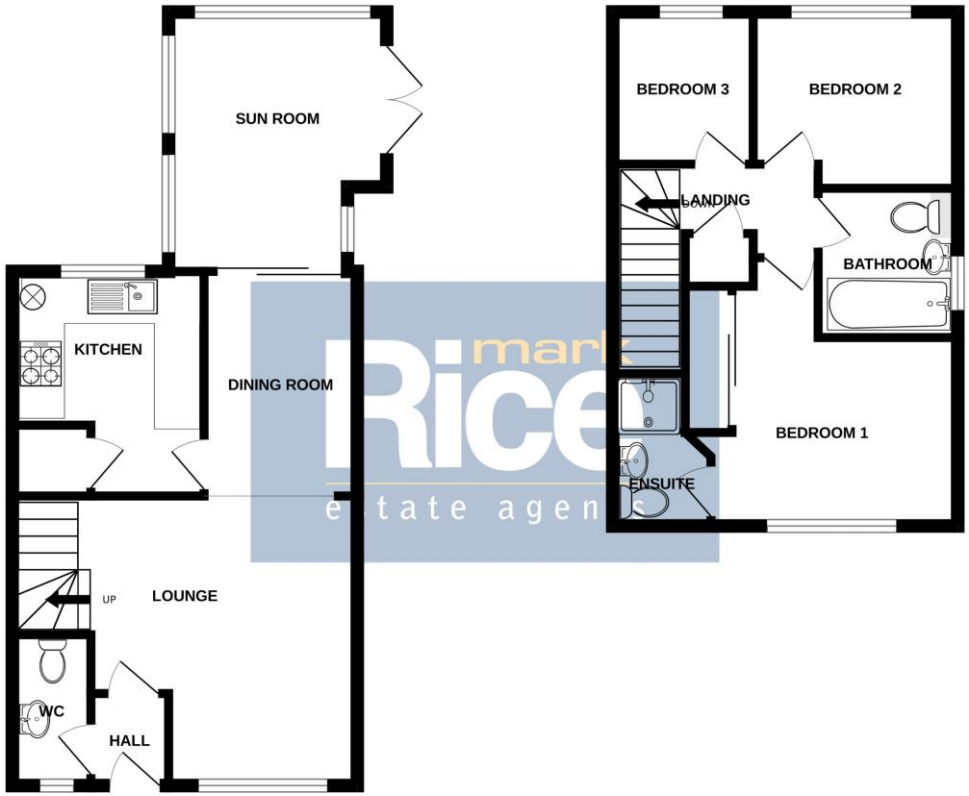






GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.





TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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01529 309 209
sleaford@newtonfallowell.co.uk