NEWTONFALLOWELL



Grampian Close, Sleaford
£400,000

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## Key Features

- Three Bed Detached Bungalow
- Two Reception Rooms
- Sought After Location
- Conservatory
- Double Garage & Ample Parking
- Generous Gardens
- EPC rating D
- Freehold















*** MUST BE VIEWED *** Located in one of the town's most prestigious areas in a quiet tucked away position at the head of the cul-de-sac and offered to the market with NO FORWARD CHAIN, this Detached Bungalow has a Double Garage, Ample Parking and Good Sized Gardens. Benefitting from Gas Central Heating and Double Glazing, the full accommodation comprises Reception Hall, Good Sized Lounge, 17'4 Dining Kitchen, 13'9 x 10'8 Conservatory, Separate Dining Room or potential fourth bedroom, Three Bedrooms and Shower Room. Outside there is Parking for a number of vehicles and the remainder of the plot forms a quiet and peaceful retreat. There is the potential to extend this bungalow if required (subject to the necessary permissions).

Lounge 5.03m x 3.96m (16'6" x 13'0")

Dining Room 3.53m x 2.92m (11'7" x 9'7")

Dining Kitchen 5.28m x 3.96m (17'4" x 13'0")

Conservatory 4.19m x 3.25m (13'8" x 10'8")

Bedroom One 3.96m x 3.66m (13'0" x 12'0")

Bedroom Two 3.25m x 2.92m (10'8" x 9'7")

Bedroom Three 2.84m x 3.25m (9'4" x 10'8")

## 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.



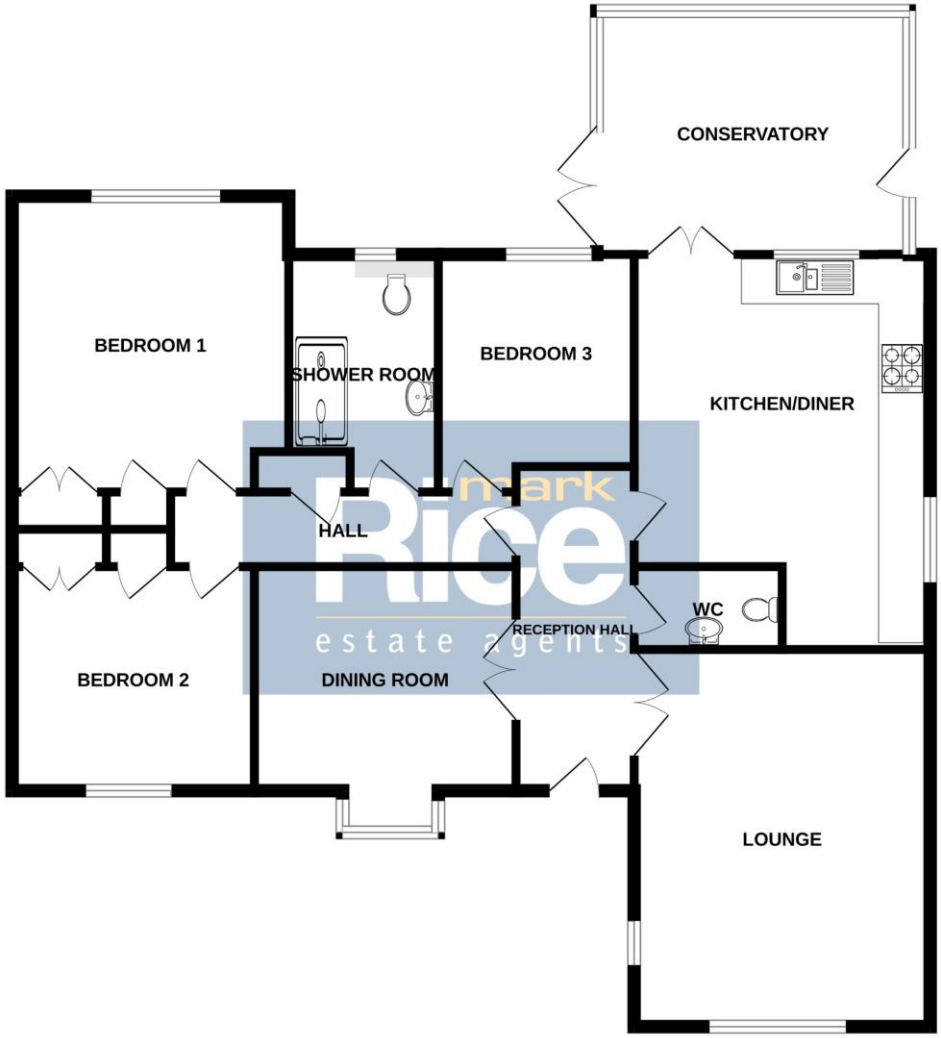








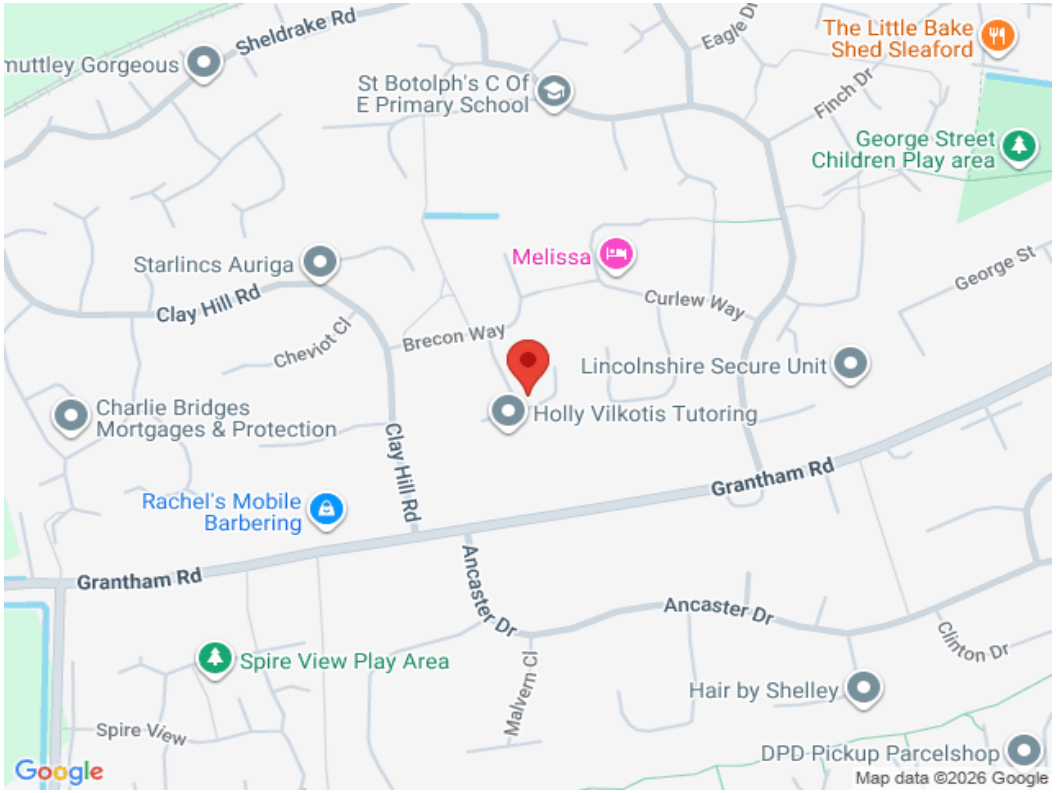
GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.




mark Rice estate agents

TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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