



Robin Close, Sleaford



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Offers in excess of £180,000

- Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Rookery Avenue Estate Location
- Redecorated Throughout
- Private South Facing Rear Garden
- Freehold
- EPC rating C



A recently redecorated three bedroom detached house situated on the popular Rookery Avenue Estate in Sleaford, offered for sale with no onward chain. The well-presented accommodation comprises an entrance hall, lounge and a spacious kitchen diner, along with three bedrooms and a family bathroom to the first floor. Externally, the property benefits from ample off-road parking to the front and a private, south-facing rear garden, ideal for enjoying the sun. An excellent opportunity for a range of buyers, and viewing is highly recommended to fully appreciate all that this home has to offer.

Entrance Porch

Lounge

4.79m x 4.55m (15'8" x 14'11")

With gas fire place set in decorative surround, TV and BT point, stairs leading to 1st floor, two windows to front aspect and radiator.

Kitchen Diner

2.55m x 4.55m (8'5" x 14'11")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven, space for freestanding fridge freezer, space and plumbing for washing machine, storage cupboard under stairs, French doors to rear garden, window to rear garden and radiator.



Landing

Bedroom One

4.27m x 2.53m (14'0" x 8'4")

With window to front aspect and radiator.

Bedroom Two

3.1m x 2.47m (10'2" x 8'1")

With window to rear aspect and radiator.

Bedroom Three

2.94m x 1.84m (9'7" x 6'0")

With window to front aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Outside

To front with ample parking on the gravel driveway leading to double timber gates, can be opened for further parking if required, further area laid to lawn. The private south facing rear garden is mainly laid to lawn with decking area from the property, timber fence surround.



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

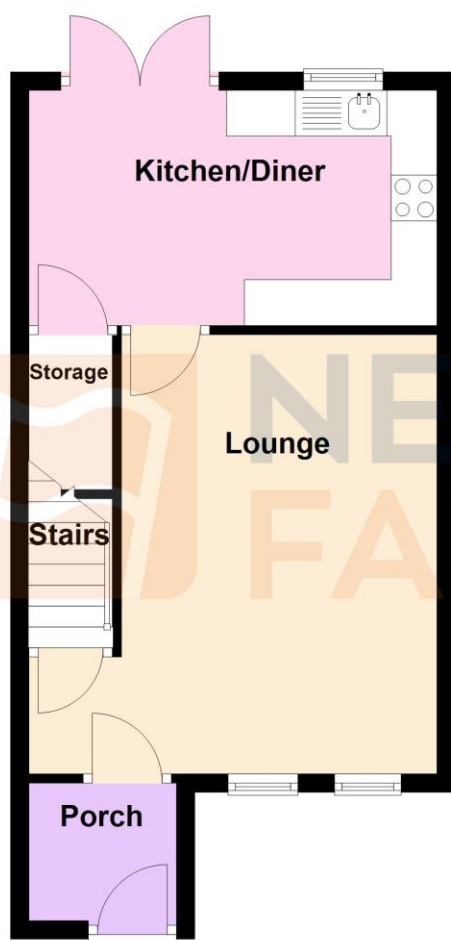
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage 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.



Floorplan

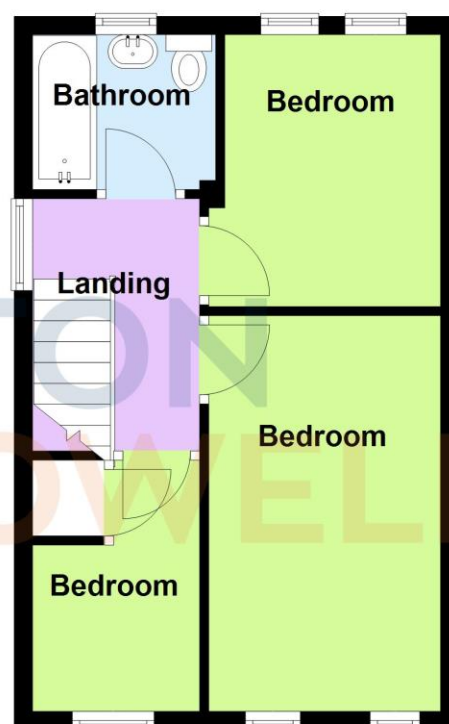
Ground Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 68.6 sq. metres (738.3 sq. feet)

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