



Keepers Way, Sleaford  
£249,500 - No Chain



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Freehold



## Key Features

- Detached House
- Three Double Bedrooms
- Popular Estate Location
- NO ONWARD CHAIN
- Landscaped Front and Rear Gardens
- Well Presented Throughout
- EPC rating: D





Offered for sale with NO ONWARD CHAIN is this well presented Three Double Bedroom Detached Family Home. On a popular residential estate in Sleaford, the front and South Facing rear gardens have both been landscaped and are a particular feature of the property, internally the property comprises; Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, WC, Three Double Bedrooms, En Suite To Master, Family Bathroom and single integral garage. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

### Entrance Hall

With part glazed Entrance Door and stairs leading to 1st floor.

### Lounge

3.23m x 4.92m (10'7" x 16'1")

With large bay window to front aspect, TV and BT point, feature gas fire place set in decorative surround, radiator and opening to:

### Dining Room

2.36m x 3.18m (7'8" x 10'5")

With French doors to conservatory and radiator.

### Conservatory

2.65m x 2.91m (8'8" x 9'6")

Being part brick and uPVC build with French doors on to garden, tiled flooring and electric heater.

### Kitchen

2.74m x 3.18m (9'0" x 10'5")

Having a range of base and eye level units with work surface over, integrated oven with 4 ring electric hob and extractor hood over, one and a half sink with mixer tap and drainer, storage cupboard under stairs, opening to:

### Utility Room

1.56m x 2.28m (5'1" x 7'6")

With further base level units with work surface over, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, part glazed door to side and window to rear aspect.

### WC

With low level wc, hand wash basin, radiator and window to side aspect.

### Landing

With stairs taken from Ground Floor, airing cupboard and access to loft.

### Bedroom One

3.27m x 3.62m (10'8" x 11'11")

Having built in wardrobes, window to rear aspect and radiator.

### En Suite

Three piece suite with mains fed shower, low level wc, hand wash basin, radiator, extractor fan and window to rear aspect.

### Bedroom Two

3.43m x 3.95m (11'4" x 13'0")

With built in wardrobe, window to front aspect and radiator.

### Bedroom Three

2.88m x 3.28m (9'5" x 10'10")

With over stairs storage cupboard, window to front aspect and radiator.

## Bathroom

Three piece suite having paneled bath with shower attachment over, hand wash basin, low level wc, window to rear aspect, radiator and extractor fan.

## Garage

2.5m x 4.92m (8'2" x 16'1")

With up and over garage door, electric and lighting.

## Outside

The front of the property is well presented offering parking for two vehicles, further area laid to artificial turf with shrubbery, side access to rear.

The South Facing rear garden is again well presented and of low maintenance with a generous sized patio area, further laid to artificial turf, decorative borders, various other patio areas providing further seating, outside tap and lighting with timber fence surround.

## Agents Note

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# Floorplan

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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