



Castle Terrace Road, Sleaford



4



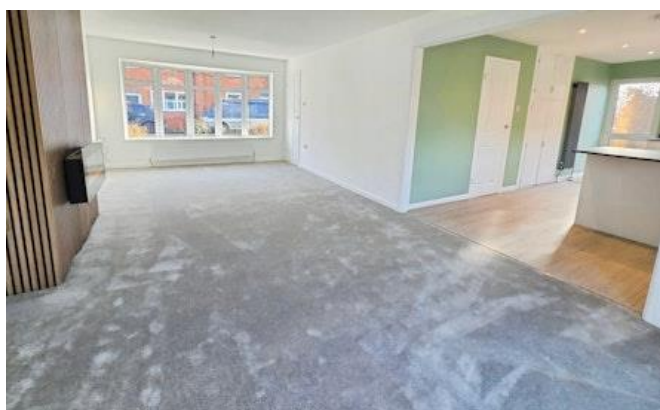
1



2

£275,000

- Detached Family Home
- Four Bedrooms
- Immaculately Presented Throughout
- Close Walking Distance to Town Center
- Detached Double Garage
- New Kitchen and Four Piece Bathroom
- EPC rating TBC
- Current Council Tax Band C



An immaculately presented four bedroom detached family home, rarely available in such a prime position within close walking distance of the town centre, and sitting on an enviable plot with the added benefit of a detached double garage. The property has been completely renovated throughout, including a new kitchen and bathroom, new flooring, and full redecoration, creating a stylish, modern home ready to move into. Internally, the accommodation comprises an entrance hall, a large lounge diner, breakfast kitchen, bedroom four/study and cloakroom to the ground floor, with three further bedrooms and a four-piece family bathroom upstairs. Viewing is highly recommended to fully appreciate the quality, space, and location on offer.

Entrance Hall

With glazed Entrance door, stairs leading to 1st floor and radiator.

Lounge Diner

7.29m x 3.65m (23'11" x 12'0")

With patio doors to rear garden, feature electric fire place, TV and BT point, window to front aspect and radiator.

Breakfast Kitchen

3.02m x 5.44m (9'11" x 17'10")

Modern open breakfast kitchen with a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated dishwasher, integrated oven with four ring induction hob and extractor hood over, breakfast bar, built in storage cupboard, two windows to rear garden, glazed door to side, and vertical radiator.





Bedroom Four/Study

2.53m x 2.95m (8'4" x 9'8")

With window to front aspect and radiator.

Cloakroom

With space and plumbing for washing machine, hand wash basin with storage under, low level wc, window to side aspect and radiator.

Landing

Bedroom One

3.95m x 3.66m (13'0" x 12'0")

With storage space in eaves, window to front aspect and radiator.

Bedroom Two

2.52m x 4.38m (8'4" x 14'5")

With window to front aspect and radiator.

Bedroom Three

2.69m x 2.62m (8'10" x 8'7")

With window to rear aspect and radiator.

Family Bathroom

Modern four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Detached Double Garage

6.11m x 4.9m (20'0" x 16'1")

With double up and over garage door, door and window to side garden, electric and lighting.

Outside

To the front is a low-level wall surround with gated access leading to a large double-width driveway and side access to the rear, along with lawned areas to the front and side. The rear garden offers a generous patio area, further laid to lawn, and a timber shed.

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

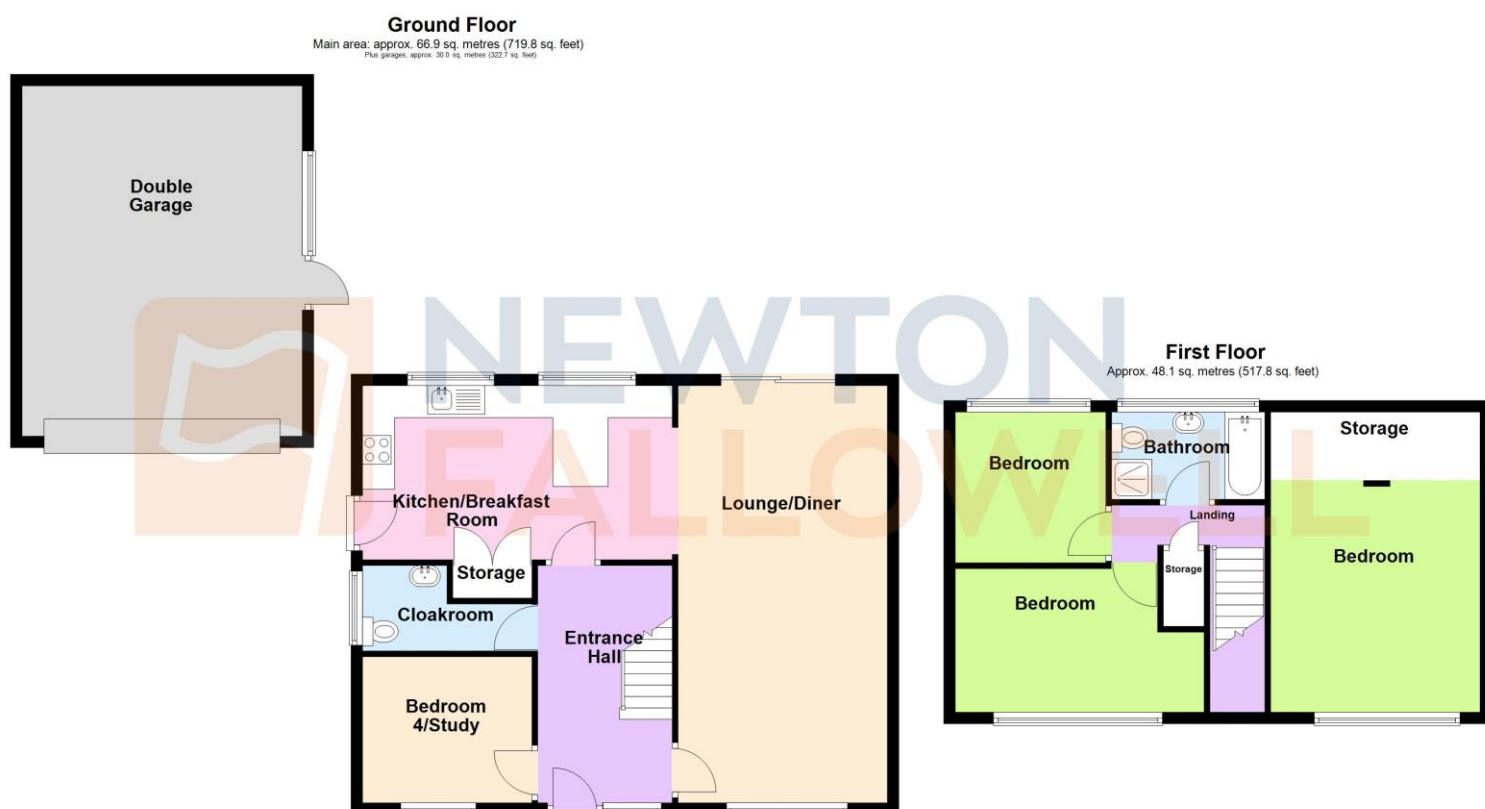
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any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



Main area: Approx. 115.0 sq. metres (1237.7 sq. feet)
Plus garages, approx. 30.0 sq. metres (322.7 sq. feet)
9 Castle Terrace Road, Sleaford



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk