

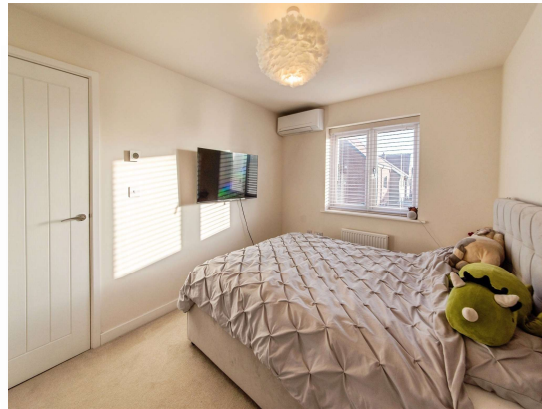


**Scampton Avenue, Sleaford NG34 6AL**

**welcome to**

**Scampton Avenue, Sleaford**

Beautifully presented modern detached house situated in a popular development on the outskirts of Sleaford. Benefitting from spacious accommodation throughout, as well as a detached garage and enclosed rear garden. This is a wonderful family home. NO ONWARD CHAIN.



**Entrance Hall**

Having a radiator and understairs cupboard.

**Lounge**

There is a TV point, radiator, window to the front with blinds.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, oven, hob, integrated appliances including dishwasher, fridge freezer and washing machine, radiator, tiled flooring, air conditioning unit, window to the rear and patio doors to the rear.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator, tiled flooring and window to the front.

**First Floor Landing**

Having a radiator, cupboard and access to the loft.

**Bedroom One**

There is a TV point, radiator, air conditioning unit and window to the rear.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, radiator, tiled flooring and window to the side.

**Bedroom Two**

Having a TV point, radiator and window to the front with blinds.

**Bedroom Three**

There is a radiator and window to the front with blinds.

**Bedroom Four**

Having a TV point, radiator and window to the rear with blinds.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, shaver point, radiator and tiled flooring.

**Outside Front**

To the front of the property there is a driveway with Ohme Home Pro EV charger, providing parking for two vehicles.

**Garage****Rear Garden**

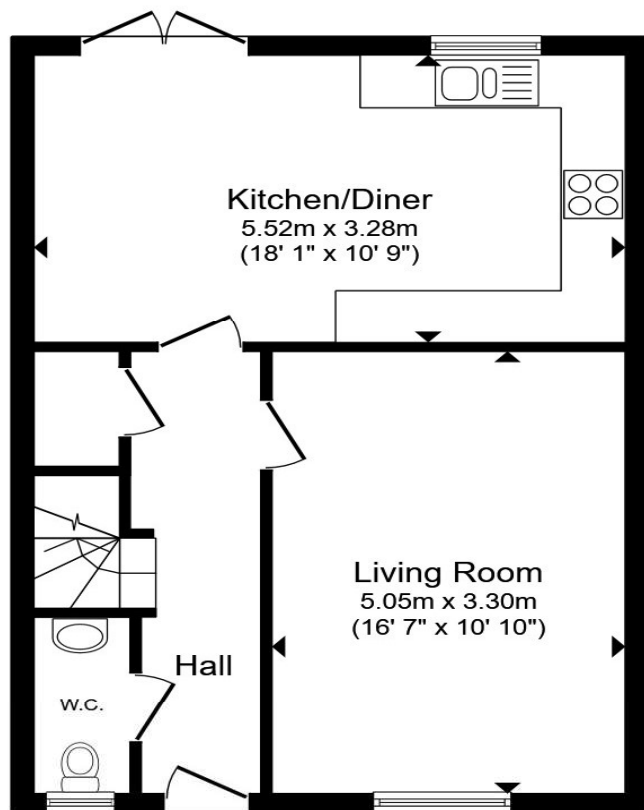
The enclosed rear garden has a lawn and extended patio.



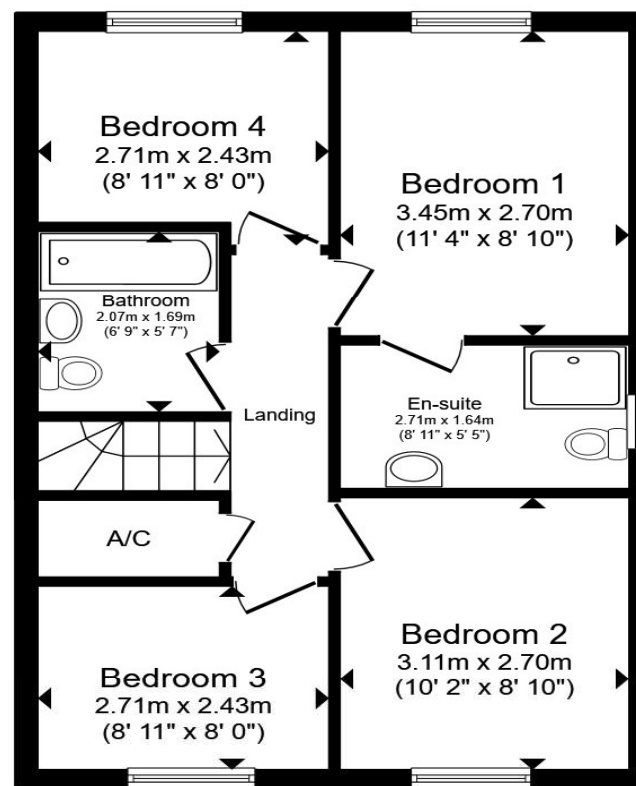
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**Ground Floor**



**First Floor**

Total floor area 93.1 m<sup>2</sup> (1,002 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**welcome to**

## **Scampton Avenue, Sleaford**

- Detached home less than two years old
- Beautiful kitchen/diner to the rear
- Air conditioning units fitted downstairs and upstairs
- Four bedrooms with en-suite to master
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112971 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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