NEWTONFALLOWELL



Westcliffe Road, Sleaford
£180,000

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Key Features

- Three Bed Semi-Detached House
- Non Estate Setting
- Larger Than Average Rear Garden
- Garage & Ample Parking
- Gas Central Heating/Double Glazing
- 15'6 Conservatory
- EPC rating D
- Freehold















Located in a non estate setting to the West of this popular village and offered to the market with NO ONWARD CHAIN, a spacious Three Bedroom Semi Detached House with Off Road Parking, an Attached Garage and Much Larger Than Average Rear Garden. The property has been well maintained buy its current owner and benefits from Gas Central Heating and Double Glazing with the full accommodation comprising Hall, Lounge, Ground Floor Wet Room Style Show Room, Kitchen and 15'6 Conservatory, and to the first floor are Three Bedrooms. Outside there is a small front garden and the rear garden is a particular feature of this property being partly enclosed and offering plenty of outdoor space for a growing family, with a number of outbuildings. The drive to the front of the property is laid to concrete for ease of maintenance and provides off Road Parking for a number of vehicles, with the remainder of the front garden being laid to lawn with a number of mature hedges within a border to provide privacy. A gate provides access to a further drive area which in turn leads to the Detached Sectional Concrete Garage having barn style doors to the front, power points and lighting, with a Workshop to the rear. The Rear Garden is laid mostly to lawn with a number of well stocked borders, decorative fruit trees, a greenhouse, potting shed and patio areas to the near and far ends of the garden, all enclosed by a combination of timber fencing and mature hedging and a cold water tap is fitted to the side of the property.

Lounge 4.75m x 3.51m (15'7" x 11'6")

Kitchen 4.75m x 1.78m (15'7" x 5'10")

Conservatory 4.72m x 2.9m (15'6" x 9'6")

Wet Room/Shower Room 1.7m x 1.75m (5'7" x 5'8")

Bedroom One 4.75m x 2.62m (15'7" x 8'7")

Bedroom Two 3.17m x 2.87m (10'5" x 9'5")

Bedroom Three 2.54m x 2.34m (8'4" x 7'8")



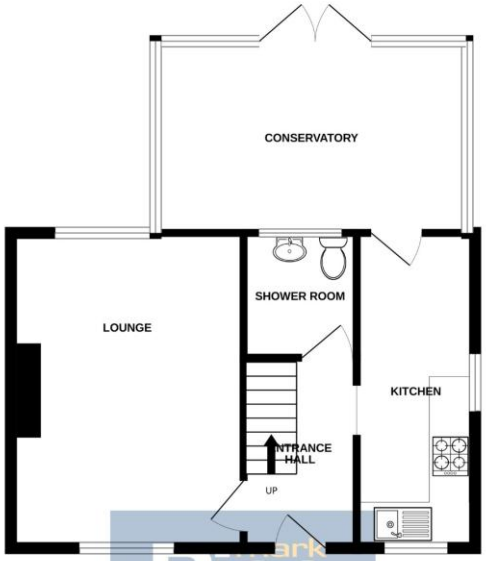




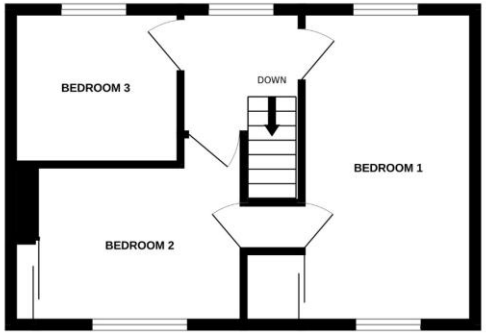


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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

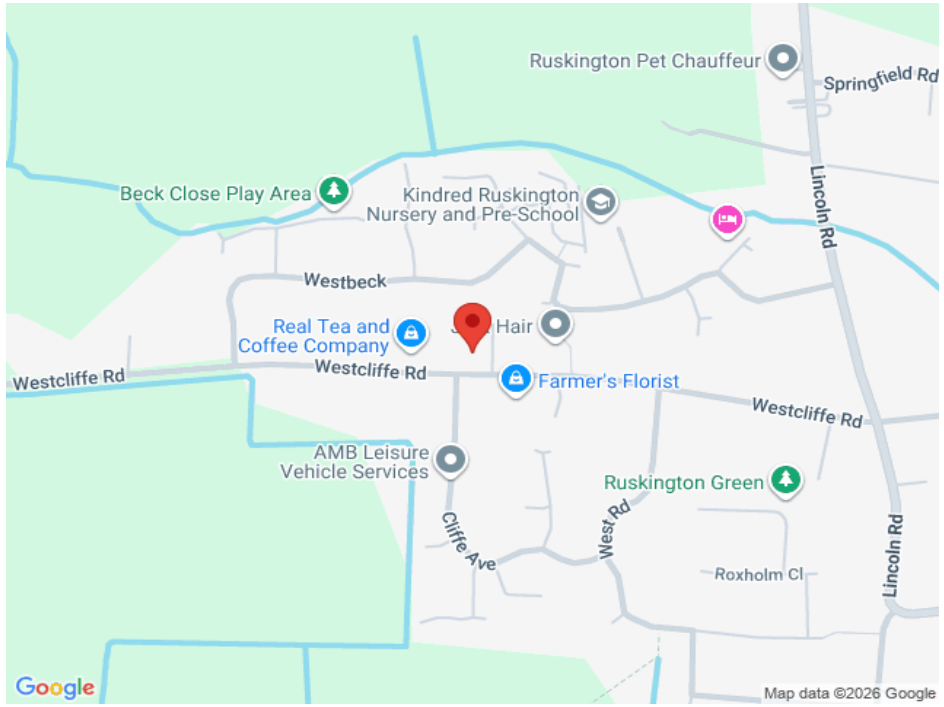


1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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01529 309 209
sleaford@newtonfallowell.co.uk