



Rowan Close, Sleaford
£215,000 - Reduced



Freehold



Key Features

- Link Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Estate Location
- Immaculately Presented Throughout
- Low Maintenance Front and Rear Gardens
- EPC Rating: D
- Current Council Tax Band: B





This immaculately presented three-bedroom link-detached home is offered for sale with no onward chain, making it an ideal move-in-ready opportunity. The spacious and well-maintained interior comprises entrance hall, lounge, kitchen diner, conservatory, downstairs WC, three good-sized bedrooms, and a family bathroom. Outside, the property features a well kept, low-maintenance rear garden, along with off-road parking for two vehicles and a single garage. A viewing is highly recommended.



Entrance Hall

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

Lounge

5.67m x 3.61m (18'7" x 11'10")

With TV and BT point, window to front aspect and radiator.



Kitchen Diner

2.84m x 4.59m (9'4" x 15'1")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, freestanding gas oven with extractor hood, space and plumbing for washing machine, space for under counter fridge, integrated dishwasher, storage cupboard under stairs, patio doors to conservatory, window to rear garden and radiator.

Conservatory

3.18m x 2.32m (10'5" x 7'7")

Being part brick and uPVC build, and french doors to garden.

Cloakroom

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

Landing

With airing cupboard, window to side aspect and access to loft space (with loft ladder)

Bedroom One

2.78m x 3m (9'1" x 9'10")

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

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

Bedroom Two

2.72m x 2.62m (8'11" x 8'7")

With window to rear aspect and radiator.

Bedroom Three

2.76m x 1.89m (9'1" x 6'2")

With window to rear 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.

Garage

5.67m x 2.6m (18'7" x 8'6")

With up and over garage door, door to rear garden, electric and lighting.

Outside

The front offers parking for two vehicles, further laid to artificial turf with side access to rear.

The rear garden is of low maintenance being laid to artificial turf, patio area, outside tap and lighting, timber fence surround.

Agents Note

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Floorplan

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



ROWAN CLOSE, SLEAFORD NG34 7SP

TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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