



**Rosewood Drive, Sleaford NG34 7JW**

**welcome to**

## **Rosewood Drive, Sleaford**

A well-presented throughout, this semi-detached house is situated in the popular Southfields residential area and is close to local amenities such as schools, shops and train station. Offering parking to the front and an enclosed rear garden. This property would suit a first time buyer perfectly!



**Lounge**

20' 1" max x 12' 5" ( 6.12m max x 3.78m )

There is a TV point, two radiators, window and doors to the:

**Conservatory**

11' 11" x 10' 10" ( 3.63m x 3.30m )

Having windows, underfloor heating and fan.

**Kitchen**

11' 9" x 7' 3" ( 3.58m x 2.21m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, gas hob, integrated microwave, space for fridge freezer, plumbing for washing machine, radiator and window.

**First Floor Landing**

Having a radiator and cupboard.

**Bedroom One**

13' 1" x 9' 1" max ( 3.99m x 2.77m max )

There is a built-in wardrobe, radiator and window.

**Bedroom Two**

13' 1" x 10' 2" max ( 3.99m x 3.10m max )

Having a built-in wardrobe, radiator and window.

**Bedroom Three**

8' 2" x 6' 9" max ( 2.49m x 2.06m max )

There is a radiator and window.

**Bathroom**

7' 4" x 6' 8" ( 2.24m x 2.03m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, towel rail and window.

**Outside Front**

To the front of the property there is a driveway and lawn.

**Rear Garden**

The enclosed rear garden has a patio and shed.

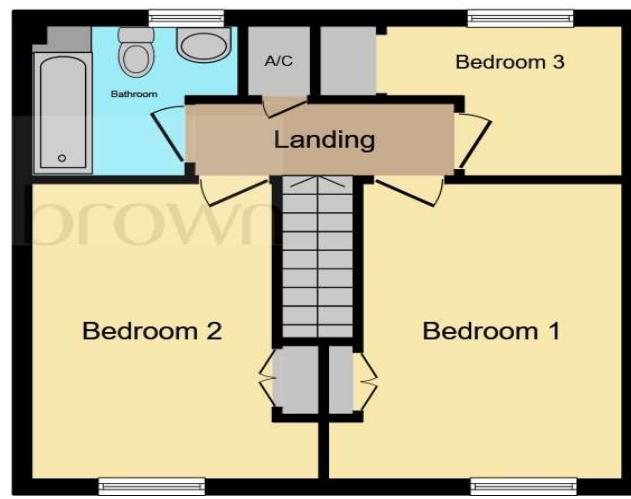


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**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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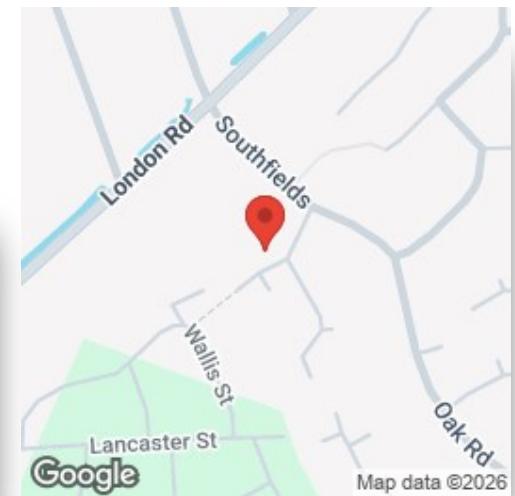
## Rosewood Drive, Sleaford

- Popular residential area
- Enclosed rear garden
- Good sized lounge with conservatory
- Ideal for first time buyers
- Integral garage and driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£199,950**



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Property Ref:  
SNH112592 - 0004

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