



Durham Avenue, Sleaford  
£175,000



- Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Well Presented Throughout
- South Facing Rear Garden
- Lounge Diner
- Freehold
- EPC rating TBC
- Current Council Tax Band B



Offered for sale with no onward chain, this spacious three-bedroom semi-detached home is ideally located on the north side of Sleaford, within close walking distance to local amenities, schools and transport links. The accommodation comprises an entrance hall, generous lounge diner, kitchen and downstairs bathroom, while to the first floor are three well-proportioned bedrooms. Externally, the property benefits from ample off-road parking leading to a single garage, along with a well-presented south-facing rear garden, ideal for relaxing and entertaining. Viewing is highly recommended to fully appreciate the space and potential on offer.

### Entrance Hall

With uPVC entrance door, stairs leading to 1st floor with storage under.

### Lounge Diner

6.66m x 3.06m (21'11" x 10'0")

With gas fire place set in decorative surround, window to front aspect, patio doors to rear garden, TV and BT points, radiators.

### Kitchen

2.05m x 2.53m (6'8" x 8'4")

Well presented kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring electric hob and extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer, part glazed door to side and window to rear garden.



## Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

## Landing

With window to side aspect and access to loft space.

## Bedroom One

3.4m x 3.93m (11'2" x 12'11")

With over stairs storage cupboard, window to front aspect and radiator.

## Bedroom Two

3.13m x 2.38m (10'4" x 7'10")

With built in wardrobe, window to rear aspect and radiator.

## Bedroom Three

2.16m x 2.44m (7'1" x 8'0")

With window to rear aspect and radiator.

## Garage

5.32m x 2.5m (17'6" x 8'2")

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

## Outside

The front of the property offers a large driveway leading to single garage with side access to rear garden, further area laid to gravel provides extra parking if required. The rear garden is well presented, decking leads from the Lounge Diner, to a pond, further laid to lawn.

## Agents Note

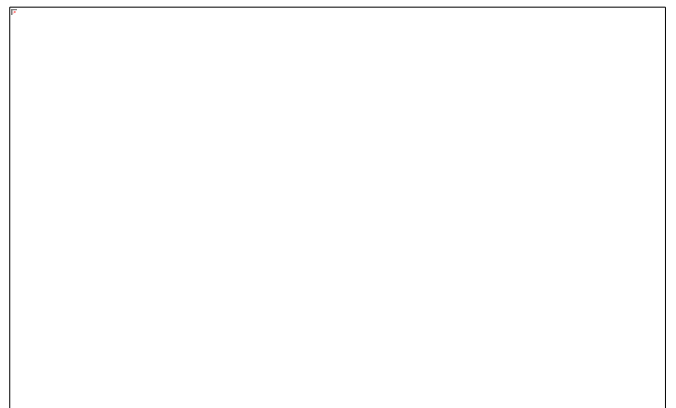
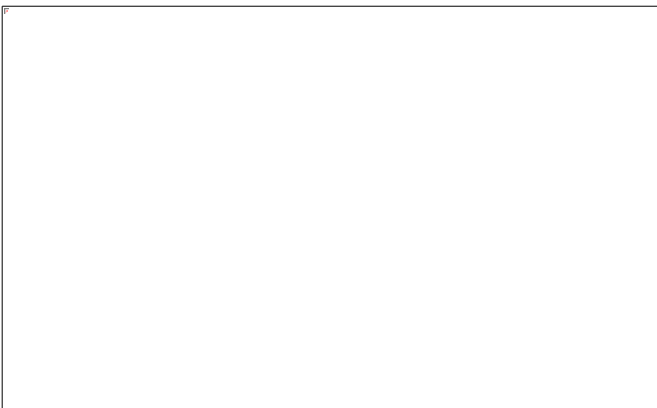
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### Financial Services

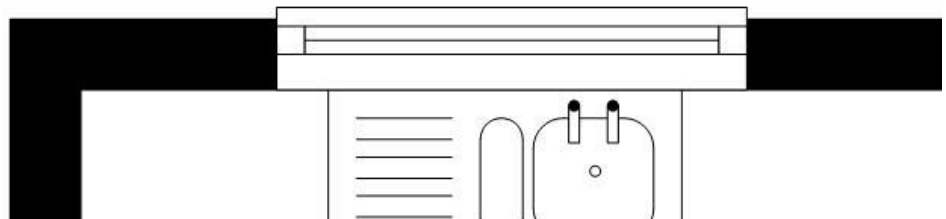
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## Floorplan

# Ground

Approx. 32.6 sq. met



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