



**Oak Road, Sleaford NG34 7UF**

**welcome to**

**Oak Road, Sleaford**

A well-presented and spacious home in a popular Sleaford location, offering flexible living space, off-road parking, and a private rear garden. Close to schools, shops, and transport links. This property is perfect for first time buyer and early viewing is recommended. NO ONWARD CHAIN.





**Entrance Hall**

Having a radiator.

**Lounge**

13' 8" x 14' 10" max ( 4.17m x 4.52m max )

There is a radiator, TV point, space under the stairs and window.

**Kitchen**

14' 10" x 9' 3" ( 4.52m x 2.82m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, built-in oven and microwave, gas hob, extractor fan, plumbing for washing machine, integrated appliances to include a fridge freezer and dishwasher.

**Conservatory**

12' 1" x 8' 2" ( 3.68m x 2.49m )

There are windows, radiator and door.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator and window.

**First Floor Landing**

Having a cupboard and radiator.

**Bedroom One**

12' 8" x 8' 7" ( 3.86m x 2.62m )

There is a TV point, radiator and window.

**Bedroom Two**

10' 3" max x 8' 7" ( 3.12m max x 2.62m )

Having a radiator and window.

**Bedroom Three**

11' 4" x 6' ( 3.45m x 1.83m )

There is a radiator and window.

**Bathroom**

6' 2" x 5' 11" ( 1.88m x 1.80m )

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

**Outside Front**

To the front of the property there is two allocated parking spaces.

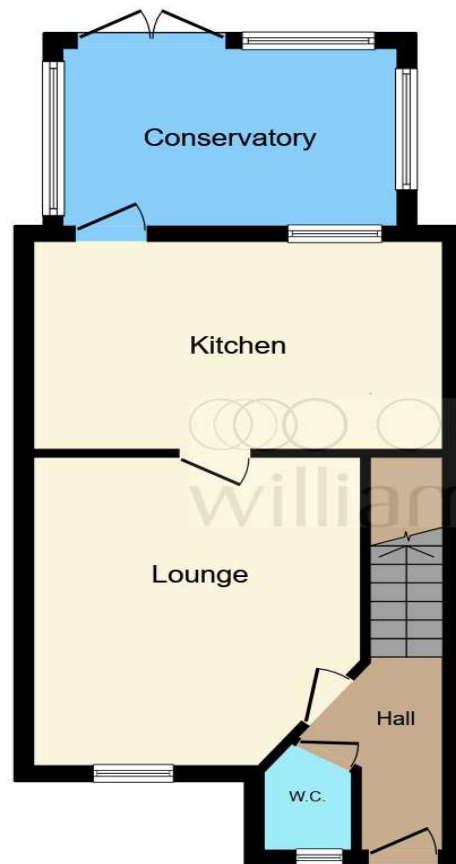
**Rear Garden**

The enclosed rear garden has a lawn 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)

## welcome to Oak Road, Sleaford

- Recently redecorated and re-carpeted
- Sought after residential area of Sleaford
- Close to shops, schools and train station
- Off road parking for two cars
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112713 - 0008

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