



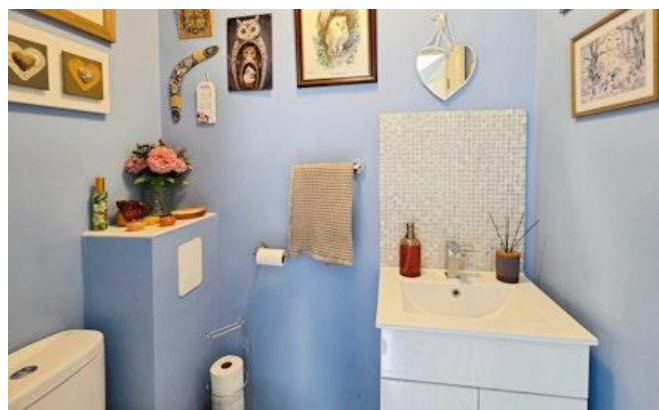
Tamer Road, Sleaford
£169,950



- Semi-Detached House
- Two Double Bedrooms
- Immaculately Presented Throughout
- Town Centre Location
- Air Source Heating
- Separate Home Office/Garden Room
- Freehold
- EPC rating C
- Current Council Tax Band A



Within a stone's throw of Sleaford town centre, this beautifully presented two double bedroom semi-detached home offers far more space than you might initially expect and is an excellent opportunity for a range of buyers. The deceptive proportions and presentation are real highlights, with an entrance hall leading into a generous lounge and a spacious kitchen diner to the rear, ideal for everyday living and entertaining. A small rear hall provides access to the garden and a useful separate WC. Upstairs are two well-proportioned double bedrooms alongside the family bathroom. Outside, the low-maintenance landscaped rear garden is complemented by a timber-built home office/garden room, perfect for home working, hobbies or additional recreational space. The property is also freehold, a particularly rare and desirable benefit for homes on this development. Combining excellent presentation, generous accommodation and an incredibly convenient location, viewing is highly recommended.



Lounge

4.03m x 3.35m (13'2" x 11'0")

Kitchen Diner

4.38m x 3.13m (14'5" x 10'4")

WC

Bedroom One

3.68m x 4.31m (12'1" x 14'1")

Bedroom Two

4.73m x 2.61m (15'6" x 8'7")

Bathroom

Home Office/Garden Room



Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

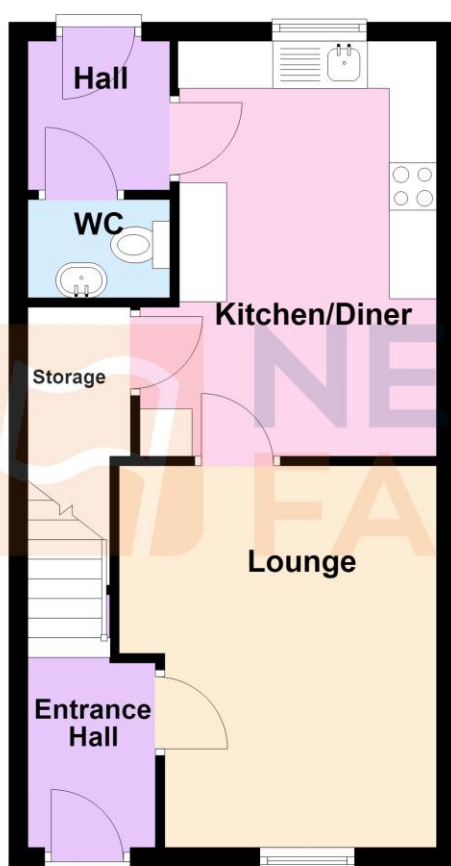
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

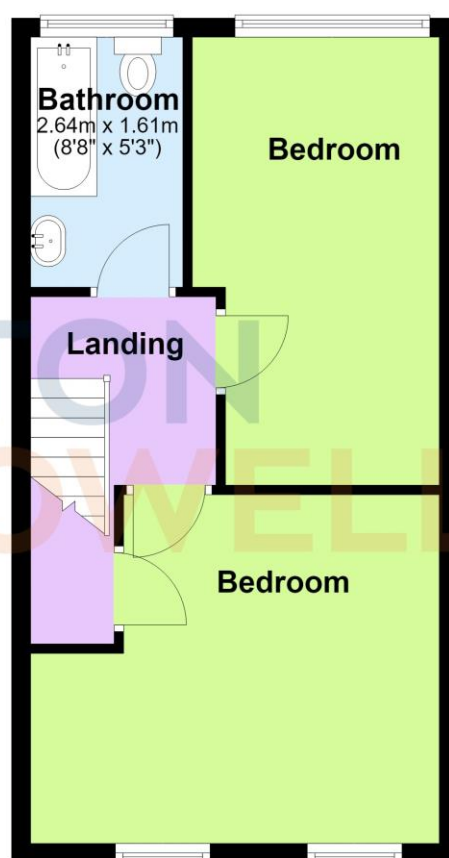
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)

39 Tamer Road, Sleaford



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk