



Robertson Drive, Sleaford  
£180,000



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- Extended Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Large Corner Plot
- Current Council Tax Band: B
- Lounge and 2nd Reception Room
- Close Walking Distance to Town Centre
- Freehold
- EPC rating TBC



An extended three bedroom semi-detached house occupying a generous corner plot, ideally situated within easy walking distance of Sleaford town centre and offered for sale with no onward chain. While the property would benefit from modernisation, it has been well maintained and presents an excellent opportunity for buyers to enhance and add value over time. The accommodation comprises an entrance hall, lounge, breakfast kitchen, second reception room and downstairs WC, with three bedrooms, a bathroom/shower room and separate WC to the first floor. Externally, the property benefits from a substantial wrap-around garden, ample off-road parking and a single garage. Viewing is highly recommended to fully appreciate the size, position and potential this home has to offer.

### Entrance Hall

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

### Lounge

3.25m x 4.01m (10'8" x 13'2")

Stone built fire place, TV and BT point, window to front aspect and radiator.

### Breakfast Kitchen

2.61m x 6.01m (8'7" x 19'8")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, space for freestanding electric oven, space and plumbing for washing machine, space for further under counter appliance, window to rear aspect and under stairs storage.



## WC

With low level wc and window to side aspect, accessed via rear porch.

## 2nd Reception Room

5.91m x 3.05m (19'5" x 10'0")

With patio door to garden, window to front and radiator.

## Landing

### Bedroom One

3.19m x 3.84m (10'6" x 12'7")

With window to front aspect and radiator.

### Bedroom Two

2.08m x 3.31m (6'10" x 10'11")

With window to rear aspect and radiator.

### Bedroom Three

2.84m x 2.75m (9'4" x 9'0")

With window to front aspect and radiator.

## Bathroom

With paneled bath, separate shower unit, hand wash basin, radiator and window to rear aspect.

## WC

With low level wc and window to rear aspect.

## Outside

Situated on a large corner plot with hedge surround, mainly wrap around laid to lawn with large driveway and single garage, patio area to rear.



### 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

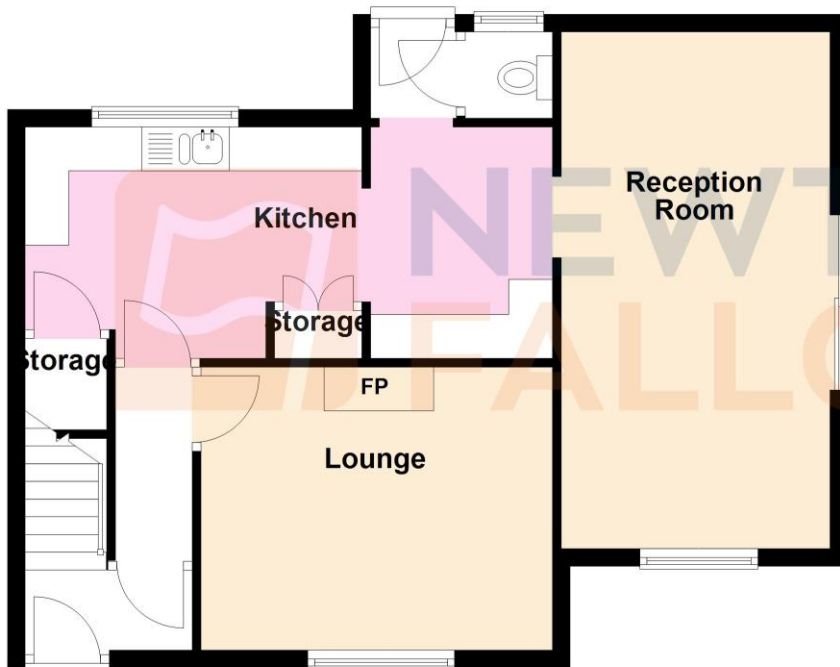
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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

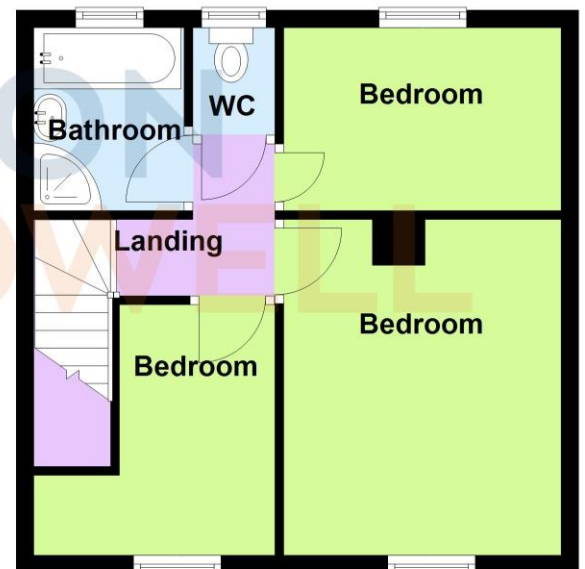
## Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.0 sq. feet)

**35 Robertson Avenue, Sleaford**



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk