



Beech Rise, Sleaford
£199,950



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- Semi-Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- Modern Open Plan Kitchen Diner
- Large Lounge
- Parking for Two Vehicles to Side
- Freehold
- EPC rating D
- Current Council Tax Band: B



An immaculately presented three bedroom semi-detached home offering spacious and well-designed accommodation throughout. Internally, the property comprises a welcoming entrance hall leading into a modern open-plan kitchen diner, alongside a separate generous lounge ideal for relaxing and entertaining. To the first floor are three well-proportioned bedrooms, including two large doubles and a particularly spacious third bedroom, along with a contemporary family bathroom. Externally, the rear garden provides a generous seating area with further lawned space, perfect for outdoor enjoyment, while to the side there are two allocated parking spaces. Viewing is highly recommended to fully appreciate the size, layout and high standard of presentation on offer.

Entrance Hall

Lounge

5.45m x 3.47m (17'11" x 11'5")

With feature gas fire place set in decorative surround, TV and BT points, windows to front and rear gardens.

Kitchen Diner

5.45m x 3.32m (17'11" x 10'11")

Modern kitchen with a range of base and eye level units with work surface over, ceramic sink with mixer tap and drainer, space for freestanding double oven, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, under stairs storage cupboard, window to side rear garden and door to rear garden.



Landing

With access to loft space, storage cupboard and window to rear aspect.

Bedroom One

3.6m x 3.34m (11'10" x 11'0")

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

Bedroom Two

3m x 3.59m (9'10" x 11'10")

With window to front aspect and radiator.

Bedroom Three

2.32m x 2.39m (7'7" x 7'10")

With window to rear aspect and radiator.

Bathroom

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

Outside

To the side of the property offering two parking spaces with gated access to rear garden. The rear garden is beautifully presented and of low maintenance, offering a generous sized patio area and further laid to lawn, timber shed and timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

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Floorplan

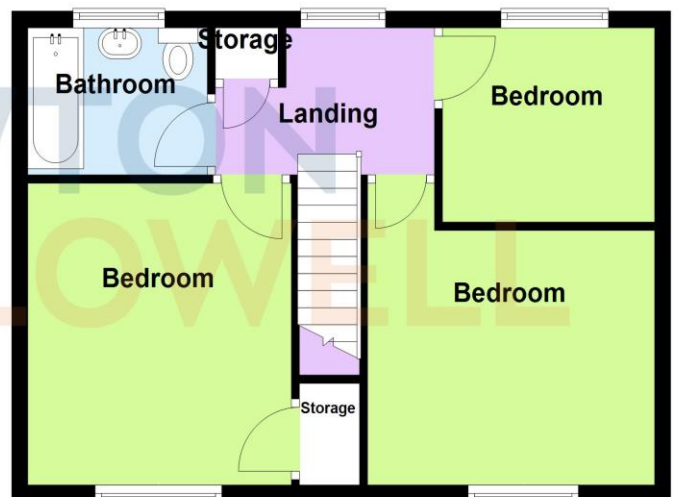
Ground Floor

Approx. 23.3 sq. metres (250.5 sq. feet)
(excluding Lounge)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.8 sq. feet)
41 Beech Rise, Sleaford



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