NEWTONFALLOWELL



Meadowfield, Sleaford
£275,000

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Key Features

- Three Bedroom Detached House
- Three Reception Rooms
- South Facing Rear Garden
- Office/4th Bedroom
- Ample Off Road Parking
- Downstairs Cloakroom
- EPC rating U
- Freehold















An Extended Three Bedroom Detached Family Home within this established residential area, convenient for local amenities and offering Ample Off Road Parking and a South Facing Rear Garden. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Inner Hall, Lounge, Sun Room, Dining Room, Kitchen, Office/Bedroom 4, Three Spacious Bedrooms and Family Bathroom. To the front of the property is a drive providing more than Ample Parking and the rear garden is designed with ease of maintenance in mind and is fully enclosed. The property has been well maintained by its current owner who has lived there for over forty years, and to fully appreciate its condition and versatility, viewing is strongly recommended.

Lounge 5.82m x 3.51m (19'1" x 11'6")

Sun Room 2.03m x 5.26m (6'8" x 17'4")

Dining Room 3.4m x 3.84m (11'2" x 12'7")

Kitchen 2.77m x 2.9m (9'1" x 9'6")

Office/Bedroom 4 3.61m x 2.77m (11'10" x 9'1")

Bedroom 1 3.51m x 3.71m (11'6" x 12'2")

Bedroom 2 2.79m x 3.4m (9'2" x 11'2")

Bedroom 3 1.9m x 3.51m (6'2" x 11'6")

Bathroom 2.36m x 2.77m (7'8" x 9'1")

Agents Note

These are draft particulars awaiting vendor approval.

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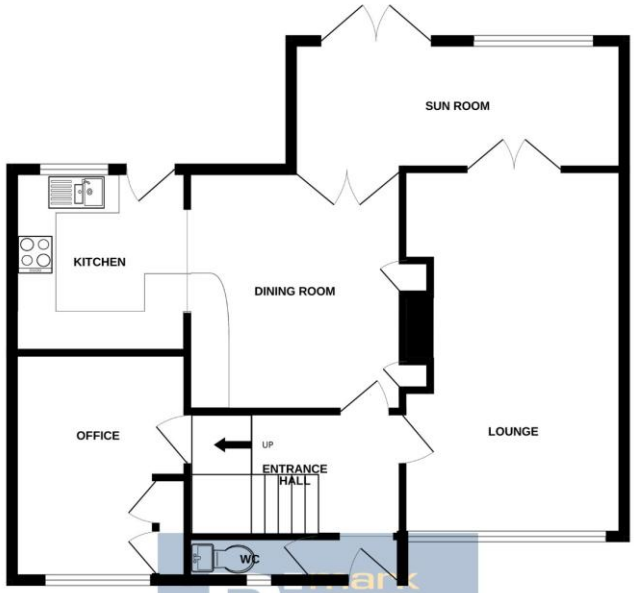








GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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