



**Clay Hill Road, Sleaford NG34 7TF**



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## **Clay Hill Road, Sleaford**

A well-presented detached family home in a sought-after Sleaford location. Offering a spacious lounge and a separate dining room among other features, this property has fantastic internal space. Conveniently positioned close to schools, shops and transport links. NO CHAIN.



## Entrance Porch

### Hall

Having a radiator, wood flooring and understairs cupboard.

### Lounge

14' into bay x 13' 10" ( 4.27m into bay x 4.22m )  
Featuring a fireplace with electric fire, TV point, window to the side and bay window to the front.

### Dining Room

9' 6" x 8' 11" ( 2.90m x 2.72m )  
There is a radiator, wood flooring and French doors to the rear.

### Kitchen

11' 11" x 9' 5" ( 3.63m x 2.87m )  
Fitted with a range of wall and base units with work surfacing over, sink, oven, gas hob, space for fridge, radiator, tiled flooring and window to the rear.

### Utility Room

6' 10" x 5' 4" ( 2.08m x 1.63m )  
Having wall and base units with work surfacing, sink, plumbing for washing machine, tiled flooring and door to the side.

### Cloakroom

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

## First Floor Landing

Having a storage cupboard.

### Bedroom One

11' 11" x 11' 11" ( 3.63m x 3.63m )  
There are two double built-in wardrobes, radiator and windows to the side and front.

### Ensuite

Fitted with a shower, wash hand basin, WC, radiator and window to the side.

### Bedroom Two

10' 6" x 9' 8" max ( 3.20m x 2.95m max )  
Having a built-in wardrobe, TV point, radiator and window to the rear.

### Bedroom Three

11' 6" max x 9' 4" ( 3.51m max x 2.84m )  
There is a radiator and window to the rear.

### Bedroom Four

11' 6" max x 6' 9" ( 3.51m max x 2.06m )  
Having a radiator and window to the front.

### Bathroom

6' 10" x 6' 1" ( 2.08m x 1.85m )  
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

## Outside Front

To the front of the property there is a driveway providing parking for one vehicle in front of the garage, lawned area, shrub border and gated side access.

### Garage

Having up and over door and personal door to the rear.

### Rear Garden

The enclosed rear garden has a lawn and patio.



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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)

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## **Clay Hill Road, Sleaford**

- Sought after location on the outskirts of Sleaford
- Spacious lounge and separate dining room
- Four good sized bedrooms and ensuite to master
- Driveway to front and garage with electric door
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112941 - 0004

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