



**Elmgarth, Sleaford**  
**£185,000**



- Semi-Detached House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Modern Kitchen Diner
- Current Council Tax Band: B
- Detached Single Garage with Large Driveway
- South Facing Rear Garden
- Freehold
- EPC rating C



Offered for sale with no onward chain, this two double bedroom semi-detached house is well presented throughout and ready to move into. The ground floor features a modern kitchen diner opening into the lounge, creating a practical open-plan living space. Upstairs there are two good sized double bedrooms and a modern shower room. Outside, the property benefits from a large driveway providing ample off-road parking and leading to a single detached garage, along with a low maintenance south facing rear garden. Viewing is highly recommended.

### Entrance Porch

With glazed Entrance door, radiator and door through to;

### Lounge

With TV and BT point, stairs leading to 1st floor, window to front aspect, radiator and opening to;

### Kitchen Diner

2.34m x 4.95m (7'8" x 16'2")

Modern kitchen area offering a range of base and eye level units with work surface over, sink with drainer, integrated oven with four ring gas hob and extractor hood over, space for under counter fridge, space and plumbing for washing machine, cupboard under stairs with boiler, part glazed door to driveway and window to rear aspect. Dining area with space for a 4 or 6 seater table, having french doors to rear and a vertical radiator.

### Landing

With stairs taken from Lounge, window to side aspect, airing cupboard and access to loft space.



### Bedroom One

3.09m x 3.92m (10'1" x 12'11")

With fitted wardrobes, built in storage cupboard over stairs, two windows to front aspect and radiator.

### Bedroom Two

2.74m x 3.02m (9'0" x 9'11")

With window to rear aspect and radiator.

### Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

### Garage

7.61m x 2.79m (25'0" x 9'2")

With up and over garage door, electric and lighting, window to rear garden.

### Outside

To front offering a large gravel driveway leading to garage and side access to rear, further generous sized area laid to lawn which can offer further parking if required.

The rear garden is of low maintenance being laid to patio, borders with shrubbery, timber shed/lean to, glass house, outside tap, timber fence surround.

### Agents Note

These are draft particulars awaiting vendor approval.

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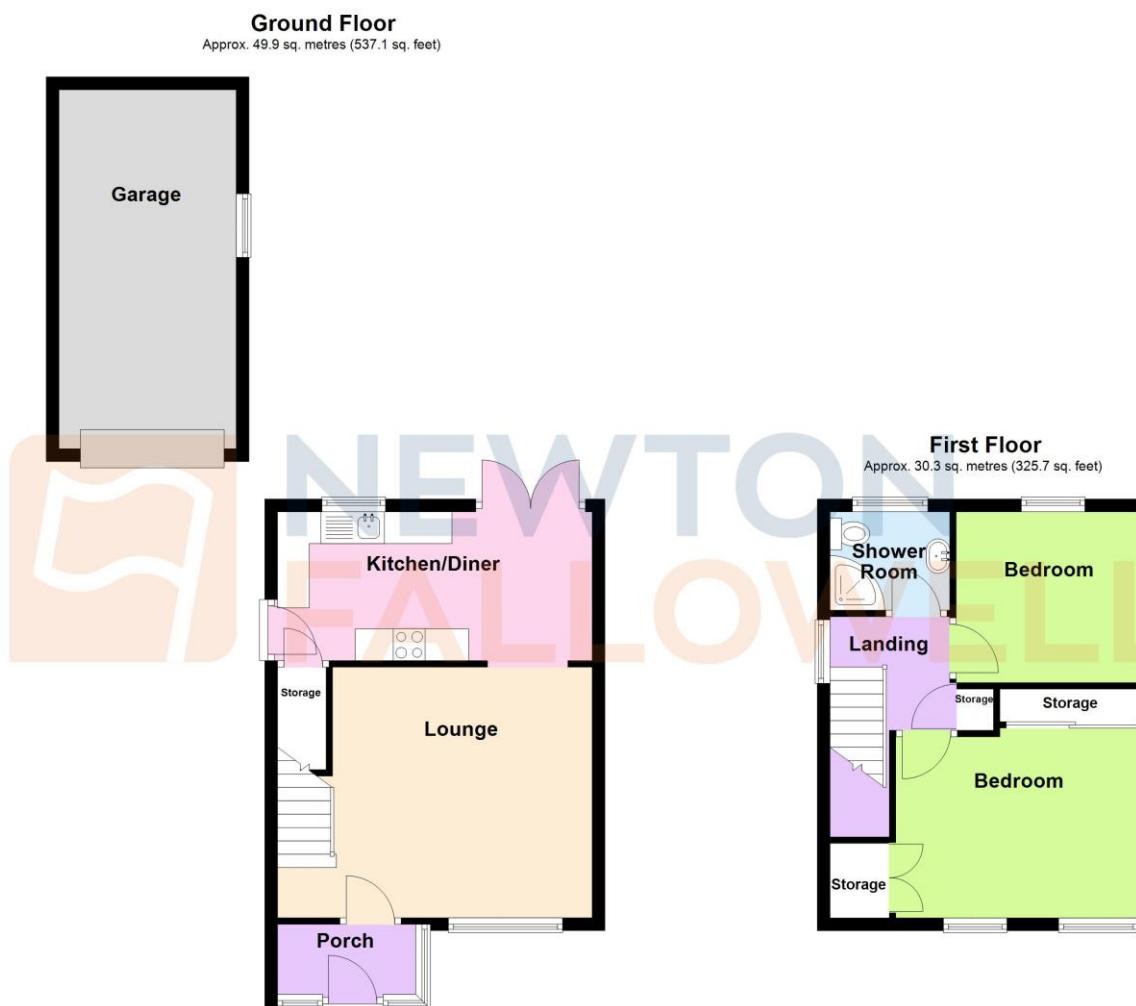
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## Floorplan



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