NEWTON FALLOWELL



The Drove, Sleaford
£175,000

2 1 2



2 1 2

Key Features

- Two Bed End Terrace House
- Well Presented Throughout
- Convenient for Local Amenities
- Lounge & Dining Room
- En-Suite & Shower Room
- Low Maintenance Gardens
- EPC rating D















A spacious and well presented Two Bedroom End Terrace Property located within walking distance of the town centre and its amenities, with a fully insulated Outbuilding with power. The property has been well maintained by the current owners and offers living accommodation of approximately 925 sq ft and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Lounge with bay window, Dining Room, Kitchen, Inner Lobby, Ground Floor Shower Room, Two Double Bedrooms and En-Suite to the master bedroom with underfloor heating. Outside the gardens has been landscaped and forms a particularly private retreat and is designed with ease of maintenance in mind and at the bottom of the garden is a Detached Timber Outbuilding which is fully insulated with power and is currently used as a bar but could serve as a home office if required. Early viewing is strongly recommended.

Lounge 3.96m x 3.58m (13'0" x 11'8")

Dining Room 3.96m x 3.66m (13'0" x 12'0")

Kitchen 2.97m x 2.26m (9'8" x 7'5")

Bedroom One 3.99m x 3.68m (13'1" x 12'1")

Bedroom Two 3.96m x 3.61m (13'0" x 11'10")








BAR
Welcome to our
BEER
GARDEN

OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



mark Rice estate agents

TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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