



Oak Road, Sleaford NG34 7UF

welcome to

Oak Road, Sleaford

Well-presented and spacious home in a popular Sleaford location, offering flexible living space, off-road parking, and a private rear garden. Close to schools, shops, and transport links. This property is perfect for first time buyer and early viewing is recommended. NO ONWARD CHAIN.



Entrance Hall
Having a radiator.

Lounge
13' 8" x 14' 10" max (4.17m x 4.52m max)
There is a radiator, TV point, space under the stairs and window.

Kitchen
14' 10" x 9' 3" (4.52m x 2.82m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, built-in oven and microwave, gas hob, extractor fan, plumbing for washing machine, integrated appliances to include a fridge freezer and dishwasher.

Conservatory
12' 1" x 8' 2" (3.68m x 2.49m)
There are windows, radiator and door.

Cloakroom
Fitted with a wash hand basin, WC, radiator and window.

First Floor Landing
Having a cupboard and radiator.

Bedroom One
12' 8" x 8' 7" (3.86m x 2.62m)
There is a TV point, radiator and window.

Bedroom Two
10' 3" max x 8' 7" (3.12m max x 2.62m)
Having a radiator and window.

Bedroom Three
11' 4" x 6' (3.45m x 1.83m)
There is a radiator and window.

Bathroom
6' 2" x 5' 11" (1.88m x 1.80m)
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail and window.

Outside Front
To the front of the property there are two allocated parking spaces.

Rear Garden
The enclosed rear garden has a lawn and shed.



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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

welcome to

Oak Road, Sleaford

- Recently redecorated and re-carpeted
- Sought after residential area of Sleaford
- Close to shops, schools and train station
- Off road parking for two cars
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£190,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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