



Durham Avenue, Sleaford
£195,000



3



2



1

 3  2  1

Key Features

- Immaculately presented & extended three-bedroom semi-detached home
- Spacious lounge/diner plus separate office/playroom
- Modern kitchen & downstairs shower room
- Larger than average plot with ample off-road parking
- Low-maintenance rear garden with fantastic home bar
- Large Garage and Timber Shed
- EPC rating TBC
- Current Council Tax Band B





Situated on the ever-popular Durham Avenue in Sleaford, just a short walk from local shops and amenities, this immaculately presented and thoughtfully extended three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families or those looking for additional living space.



Occupying a larger than average plot, the property immediately impresses with its generous frontage, providing ample off-road parking for several vehicles. Internally, the accommodation has been finished to a high standard throughout and is ready for a buyer to move straight into.



The ground floor offers a bright and spacious lounge/diner, creating the perfect space for both everyday family life and entertaining guests. A separate office/playroom provides valuable flexibility and could equally be utilised as a hobby room, snug or home office to suit a buyer's requirements. The generous kitchen offers an excellent range of storage and worktop space, while a modern downstairs shower room adds further practicality.

Upstairs, the property continues to impress with three generously proportioned bedrooms, all served by a contemporary family bathroom.

Outside is where this home truly stands out. The beautifully designed rear garden has been created with low maintenance in mind, providing a fantastic outdoor space to relax, entertain and enjoy throughout the year. A superb home bar creates the perfect setting for hosting family and friends, while a substantial garage and large timber shed offer exceptional storage or workshop space.

Located within easy reach of local schools, amenities and Sleaford town centre, this fantastic home combines generous accommodation with outstanding outside space. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Lounge

3.74m x 3.33m (12'4" x 10'11")

Dining Area

2.33m x 3.33m (7'7" x 10'11")

Kitchen

4.64m x 2.64m (15'2" x 8'8")

Office

3.28m x 2.84m (10'10" x 9'4")

Bedroom One

2.97m x 3.27m (9'8" x 10'8")

Bedroom Two

2.85m x 3.27m (9'5" x 10'8")

Bedroom Three

2.7m x 2.13m (8'11" x 7'0")

Bathroom

3.03m x 1.69m (9'11" x 5'6")

Outside Bar

3.58m x 4.82m (11'8" x 15'10")

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

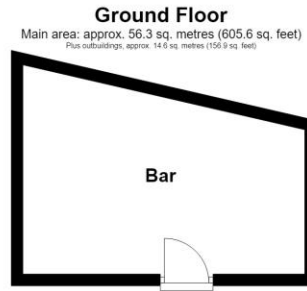
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





Floorplan



Main area: Approx. 92.2 sq. metres (992.5 sq. feet)
Plus outbuildings: approx. 14.6 sq. metres (156.9 sq. feet)
14Durham Avenue, Sleaford



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk