



Nassington Way, Sleaford  
£280,000



4



3



2



Freehold

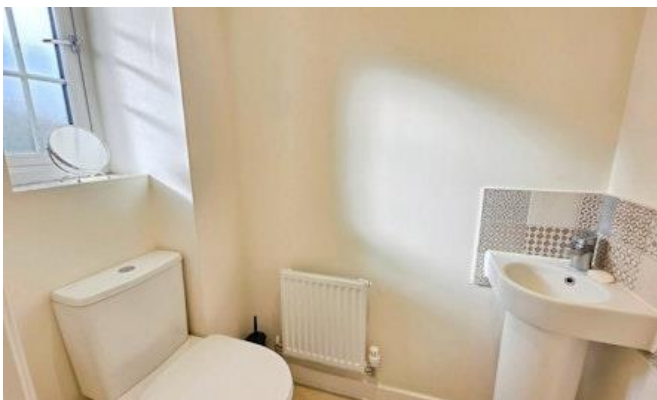
£280,000

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### Key Features

- Three Storey Semi-Detached Home
- Four Double Bedrooms
- Built Only Three Years Ago
- Well Presented Throughout
- South Facing Garden
- Ampel Parking with Detached Single Garage
- EPC rating B
- Current Council Tax Band; C





An immaculately presented four double bedroom semi-detached home, built just three years ago and ideally situated just off London Road in Sleaford, offering excellent access to local amenities, schools and transport links. Set over three floors, the property provides spacious and versatile accommodation perfect for modern family living, comprising an entrance hall, contemporary kitchen diner, comfortable lounge and WC to the ground floor; two generous double bedrooms, including a principal with en suite, and a family bathroom to the first floor; and two further double bedrooms alongside a separate shower room to the second floor. Externally, the home enjoys a south-facing rear garden, which leads to generous off-road parking and a single detached garage. Viewing is highly recommended to fully appreciate the size, presentation and superb location this fantastic home has to offer.

#### Entrance Hall

With Entrance door, stairs leading to 1st floor with storage cupboard under and radiator.

#### Lounge

4.81m x 3.01m (15'10" x 9'11")

With bay window to side aspect and further window to front, TV point and radiator.

#### Kitchen Diner

4.81m x 2.9m (15'10" x 9'6")

The kitchen area comprises a range of base and eye-level units with work surfaces over, incorporating a sink with mixer tap and drainer, integrated dishwasher, integrated oven with four-ring electric hob and extractor hood over, and an integrated fridge freezer, with a window overlooking the garden. The dining area provides space for a four to six-seater table, with French doors opening onto the garden, a window to the front aspect and a radiator.

#### WC

With low level wc, hand wash basin, window to front aspect and radiator.

#### 1st Floor

##### Bedroom One

3.42m x 2.95m (11'2" x 9'8")

With window to front aspect and radiator.

##### En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc, heated towel rail and extractor fan.

##### Bedroom Two

4.84m x 3.07m (15'11" x 10'1")

Currently used as a reception room, with windows to front and side aspects, Tv point and radiator.

##### Bathroom

Three piece suite comprising paneled bath, hand wash basin, low level wc, heated towel rail, window to front aspect and extractor fan.

#### 2nd Floor Landing

##### Bedroom Three

4.12m x 3.1m (13'6" x 10'2")

With windows to front and side aspects and radiator.

##### Bedroom Four

4.8m x 2.95m (15'8" x 9'8")

With window to front aspect and radiator.

##### Shower Room

Three piece suite comprising mains fed shower, hand wash basin, low level wc, radiator, window to front aspect and extractor fan.

#### Garage

With up and over garage door, electric and lighting.



## Outside

To the front, the garden is designed for low maintenance and features flowers and established shrubbery, while to the side a tarmac driveway provides off-road parking for up to three vehicles.

The rear garden offers a patio area leading directly from the kitchen diner, with the remainder laid to lawn and enclosed by a combination of brick wall and fencing, with gated access to the parking area and garage.

## Management Charge

A management charge will apply for the upkeep of the estate; however, the amount is yet to be confirmed and no charges have been levied to date.

## 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

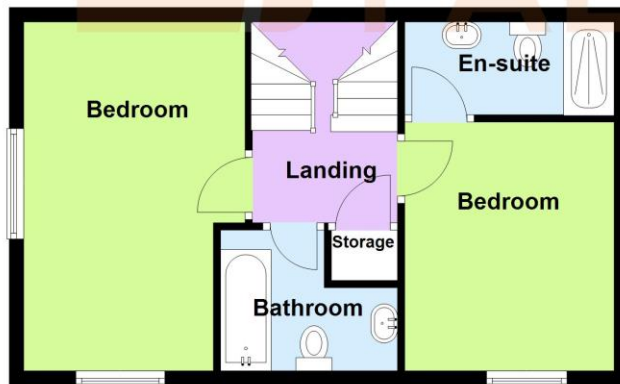
### Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



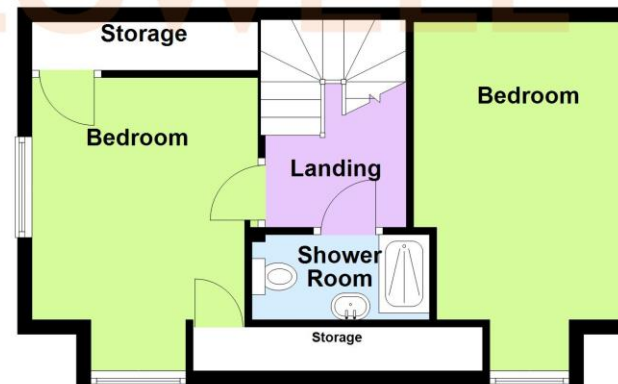
### First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



### Second Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 115.1 sq. metres (1239.3 sq. feet)  
1 Nassington Way, Sleaford



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