



Redwood Avenue, Southfields
£189,950



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- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Estate Location
- Off Road Parking with Single Garage
- Three Storeys
- Freehold
- EPC rating C
- Current Council Tax Band: C



Offered for sale with no onward chain, this well-presented three bedroom, three storey semi-detached house is ideally situated just off the ever popular Southfields Estate in Sleaford. The accommodation comprises an entrance hall, lounge, kitchen and downstairs WC to the ground floor, two bedrooms and a family bathroom to the first floor, and a spacious master bedroom with en suite to the second floor. Externally, the property benefits from a rear garden predominantly laid to lawn with side access to the front, along with a garage and two allocated parking spaces. An excellent opportunity for first-time buyers, families or investors alike, viewing is highly recommended.

Entrance Hall

With part glazed entrance door and stairs leading to 1st floor.

Kitchen

2.94m x 1.92m (9'7" x 6'4")

Range of base and eye level units with work surface over, space for freestanding fridge freezer, space and plumbing for washing machine, sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, boiler (Serviced annually and window to front aspect).

Lounge

4.48m x 3.89m (14'8" x 12'10")

With french doors to rear garden, TV and BT point, radiator.



Cloakroom

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

Landing

With stairs taken from Entrance hall and stairs leading to 2nd floor with storage cupboard under.

Bedroom Two

2.5m x 2.88m (8'2" x 9'5")

With storage over stairs, window to front aspect and radiator.

Bedroom Two

2.25m x 2.14m (7'5" x 7'0")

With built in wardrobes, window to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

Bedroom One

4.19m x 3.88m (13'8" x 12'8")

With built in storage cupboard, window to front aspect and radiator.

En Suite

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

Garage

With up and over garage door, electric and lighting.

Outside

To front being laid to lawn with side access to rear.

The rear garden is mainly laid to lawn with timber fence and brick wall surround.



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.

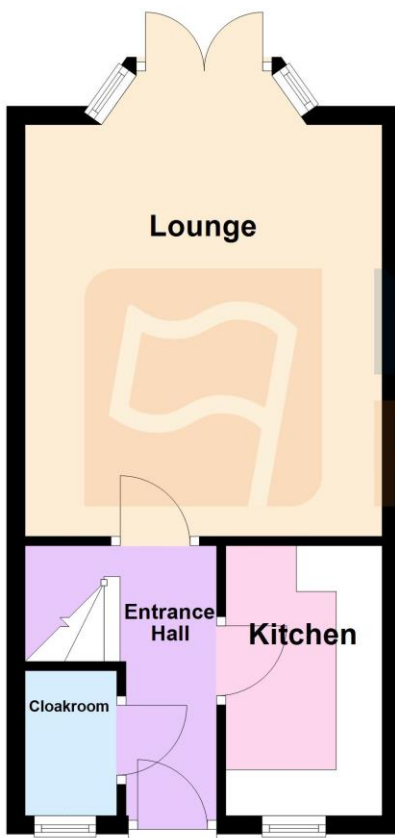
Financial Services

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

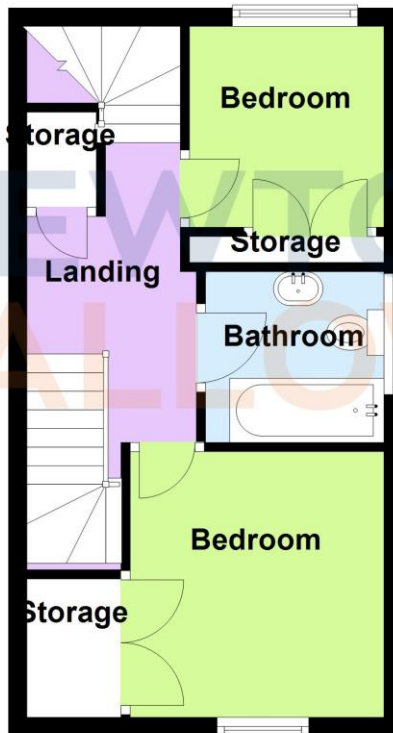
Ground Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



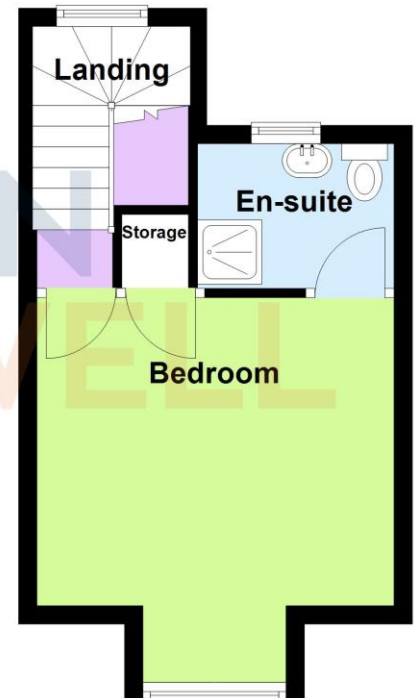
First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.7 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 sq. feet)

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