



Electric Station Road, Sleaford
£161,700



- Semi-Detached House
- Two Double Bedrooms
- Large South Facing Rear Garden
- NO ONWARD CHAIN
- Current Council Tax Band: A
- Lounge, Dining Room and Kitchen
- Close Walking Distance to Town Centre
- Freehold
- EPC rating D



Larger than average and offered with no onward chain, this two double bedroom semi-detached home is perfectly positioned within close walking distance of Sleaford town centre. Boasting a spacious south-facing rear garden, the property offers well-proportioned accommodation throughout, including an entrance hall, lounge, separate dining room, kitchen, conservatory, utility room, and downstairs WC. Upstairs features two generously sized double bedrooms and a modern family bathroom, making this an ideal purchase for first-time buyers, investors, or those looking to be close to town amenities.

Entrance Hall

With part glazed Entrance door with storage under, Worcester Bosch boiler, stairs leading to 1st floor and radiator.

Lounge

3.39m x 3.99m (11'1" x 13'1")

With bay window to front aspect, feature open fire place, TV point and radiator.

Dining Room

3.33m x 3.9m (10'11" x 12'10")

With French doors to conservatory, opening to Kitchen and radiator.

Kitchen

3.42m x 2.12m (11'2" x 7'0")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for dishwasher, space for freestanding oven, space for freestanding fridge freezer, window to conservatory.



WC

With low level wc.

Utility Room

3.33m x 1.73m (10'11" x 5'8")

With a range of base and eye level units with work surface over, multiple spaces for under counter appliances with plumbing, sink with drainer and window to side aspect.

Conservatory

4.38m x 1.83m (14'5" x 6'0")

Being upvc built with part glazed door to rear garden.

Landing

With stairs taken from Entrance Hall, large airing cupboard and radiator.

Bedroom One

3.37m x 3.97m (11'1" x 13'0")

With walk in wardrobe/dressing room, TV point, window to front aspect and radiator.

Bedroom Two

3.31m x 3.08m (10'11" x 10'1")

With window to rear aspect and radiator.

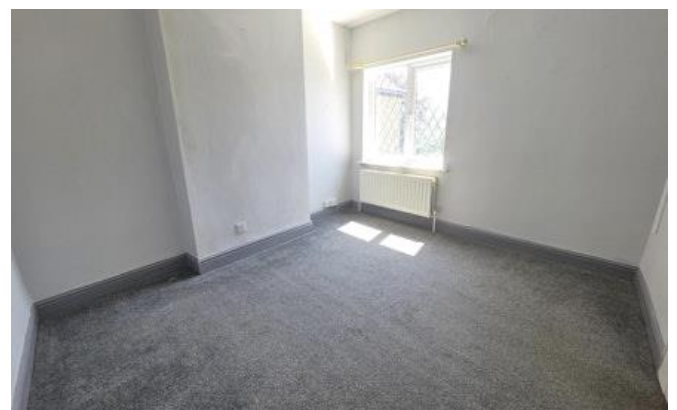
Bathroom

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

Outside

The front of the property offers a dwarf brick wall, further laid to gravel with pathway to front entrance and side access to rear.

The large south facing rear garden offers a generous sized patio area, further mainly laid to lawn with 2nd patio at the rear. Storage shed, timber fence and hedge surround.



Agents Note

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Floorplan

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



ELECTRIC STATION ROAD, SLEAFORD, NG34 7QL

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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