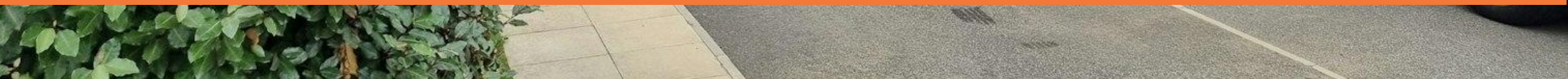
NEWTONFALLOWELL



Whittle Road, Sleaford
£195,000

3 2 1



3 2 1

Key Features

- 3 Double Bed Semi-Detached House
- 3 Years NHBC Remaining
- Enclosed Rear Garden
- Ensuite Bathroom
- Downstairs W.C.
- Kitchen Diner
- EPC rating B
- Freehold















A well presented Three Double Bedroom Semi-Detached House located within this popular residential area providing easy access both in and out of the town, offering spacious accommodation over three floors comprising Entrance Hall, Lounge, Downstairs W.C., Kitchen Diner, Two Double Bedrooms and Family Bathroom to the first floor, and Master Bedroom with En-suite Bathroom to the second floor, all benefitting from Gas Central Heating and Double Glazing. Outside a Driveway provides Off Road Parking and the Gardens to the rear are Fully Enclosed and well maintained. This property would make an ideal First Time Buy or Investment Purchase and Viewing is recommended.

Lounge 3.56m x 4.47m (11'8" x 14'8")

Kitchen/Diner 3.56m x 2.67m (11'8" x 8'10")

Bedroom One 2.57m x 3.99m (8'5" x 13'1")

Bedroom Two 3.56m x 3.15m (11'8" x 10'4")

Bedroom Three 3.56m x 2.67m (11'8" x 8'10")

En-Suite 1.47m x 3.3m (4'10" x 10'10")

Agents Notes.

There is an annual maintenance charge of approximately £181.00 for the upkeep of the communal areas.



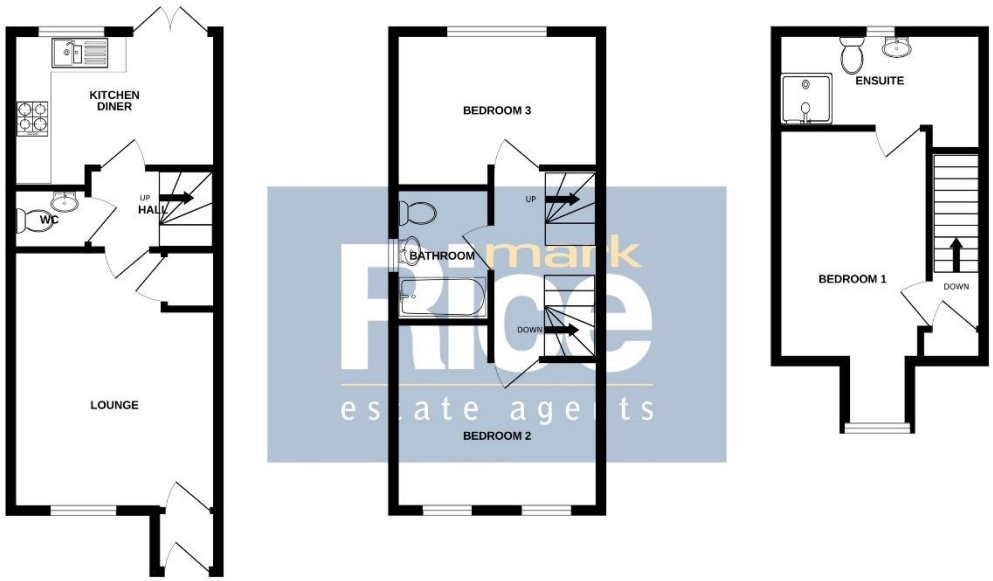




GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

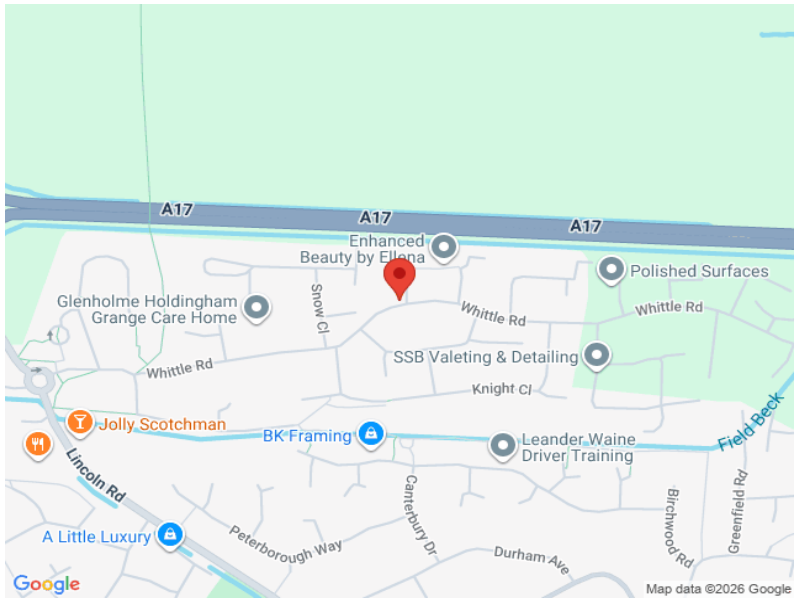
2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



mark Rice
estate agents

TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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