

HoldenCopley

PREPARE TO BE MOVED

Chaucer Gardens, Sleaford, Lincolnshire NG34 7FY

Guide Price £360,000 - £380,000

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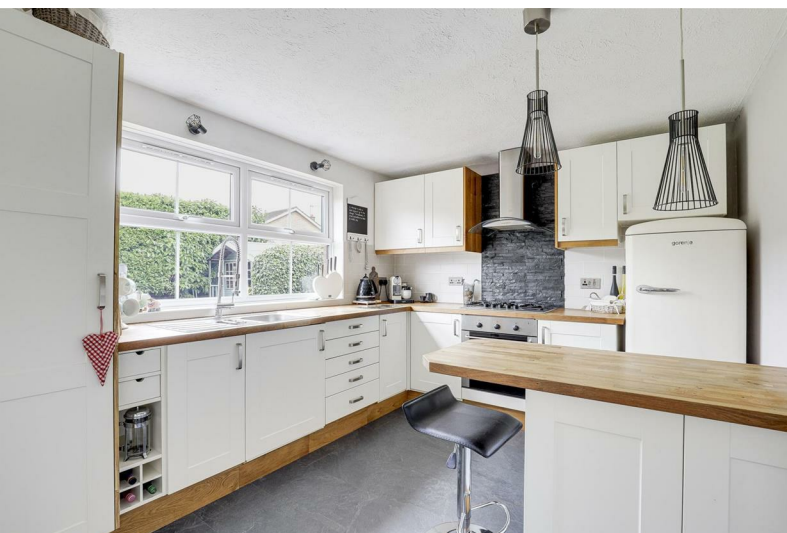


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LOCATION, LOCATION, LOCATION...

We are pleased to be bringing to the market this attractive four bedroom detached house situated in the sought after Poet's estate location within the expanding Market Town of Sleaford, which is host to a range of amenities to cater for most day to day needs and facilities including Ofsted rated primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross. This property benefits from having the winning combination of both indoor and outdoor space whilst being exceptionally well-presented and decorated throughout, making it the perfect purchase for any growing family to move straight into. To the ground floor is an entrance hall, a W/C, a dining room and a modern breakfast kitchen with a separate utility room. The ground floor is complete with a large lounge running the length of the entire house and has double doors opening out onto the rear decking. The first floor offers four good-sized bedrooms serviced by two bathrooms and ample storage space. Outside to the front of the property is a lovely garden area followed by a double-width driveway and access into double garage providing ample off-road parking. To the rear of the property is private, south-facing garden benefiting from seating areas and a summer house.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen
- Utility & W/C
- Two Bathrooms
- Well-Maintained South-Facing Garden
- Driveway & Double Garage
- Close To All RAF Bases
- Ofsted Rated School Catchment





GROUND FLOOR

Entrance Hall

15'1" x 6'2" (4.61m x 1.88m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, a dado rail, coving to the ceiling, UPVC double glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation

W/C

2'7" 5'5" (0.81m 1.66m)

This spa has a low level dual flush W/C, a wash basin, tiled splashback, a radiator, an extractor fan and a wall-mounted security alarm panel

Dining Room

11'3" x 9'0" (3.43m x 2.75m)

The dining room has two UPVC double glazed windows to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a dado rail and double wooden door with glass inserts

Kitchen

11'2" x 9'5" (3.42m x 2.88m)

The fitted kitchen has a range of base and wall units with wooden worktops and a breakfast bar, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, an integrated oven with a five ring gas hob an an extractor fan, space for a fridge freezer, a chrome heated towel rail, tiled splashback and a UPVC double glazed window to the rear elevation

Utility

6'2" x 5'5" (1.88m x 1.67m)

The utility room has a fitted base units with a wooden worktop, wooden flooring, tiled splashback, space and plumbing for a washing machine, a wall-mounted boiler, a radiator and a single door providing access to the rear garden

Lounge

11'3" x 19'0" (3.45m x 5.81m)

The lounge has UPVC double glazed windows to the front and rear elevation, coving to the ceiling, a dado rail, wooden flooring, two radiators, a feature fireplace with a decorative surround, a TV point and double doors opening out to the rear garden

FIRST FLOOR

Landing

9'2" x 12'0" (2.80m x 3.66m)

The landing has carpeted flooring, a dado rail, a radiator, an in-built cupboard, access to a boarded loft and provides access to the first floor accommodation

Master Bedroom

11'6" x 12'0" (3.51m x 3.68m)

The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, an in-built wardrobe and access into the en-suite

En-Suite

9'1" x 3'11" (2.79m x 1.21m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a radiator, partially tiled walls, a heated towel rail and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

9'8" x 9'7" (2.96m x 2.93m)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a fitted sliding door wardrobe, a radiator and a ceiling fan light

Bedroom Three

9'1" x 8'7" (2.79m x 2.63m)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a picture rail and a radiator

Bedroom Four

11'6" x 6'9" (3.52m x 2.07m)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

6'1" x 6'4" (1.87m x 1.95m)

The bathroom has a low level dual flush W/C, a countertop wash basin, a freestanding roll top bath with central taps and claw feet, a chrome heated towel rail, wood-effect flooring, partially tiled walls and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of decorative hedges, a double-width driveway and access into the double garage

Double Garage

15'11" x 18'1" (4.86m x 5.52m)

The double garage has lighting, power points, a single door and a window to the rear elevation and double up and over doors to the front

Rear

To the rear of the property is a private enclosed south-facing garden with two decked seating areas, a lawn, a gravelled border, external lighting, a range of plants and shrubs, a seated arbour, fence panelling and a summer house

DISCLAIMER

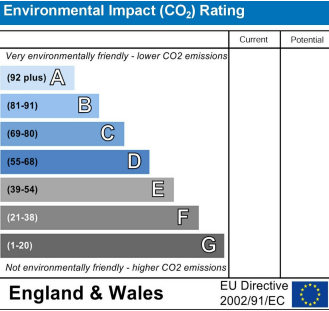
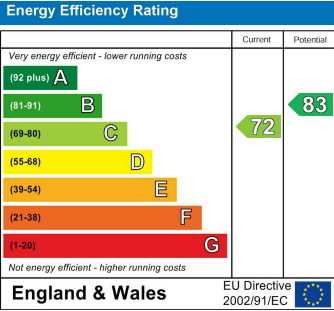
Council Tax Band Rating - North Kesteven District Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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