



2 SANDHURST CRESCENT, LINCOLNSHIRE, NG34 7PE £185,000 FREEHOLD

NO CHAIN Offered for sale with no onward chain is this spacious Three Bedroom Semi-Detached Home, located within an extremely popular area of Sleaford boasting ample parking and a detached single Garage. The property boasts Two great sized Double Bedrooms and a Third single Bedroom, Two reception rooms and Gas Central Heating. The full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Lean-to Conservatory, Three Bedrooms and a Family Bathroom. A viewing of this property is highly advised.

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ACCOMMODATION

Entrance Hall

Lounge - 13'1" x 12'9" (4m x 3.89m)

Kitchen/Diner - 16'10" x 8'5" (5.13m x 2.57m)

Lean-to Conservatory - 14'1" x 8'3" (4.3m x 2.51m)

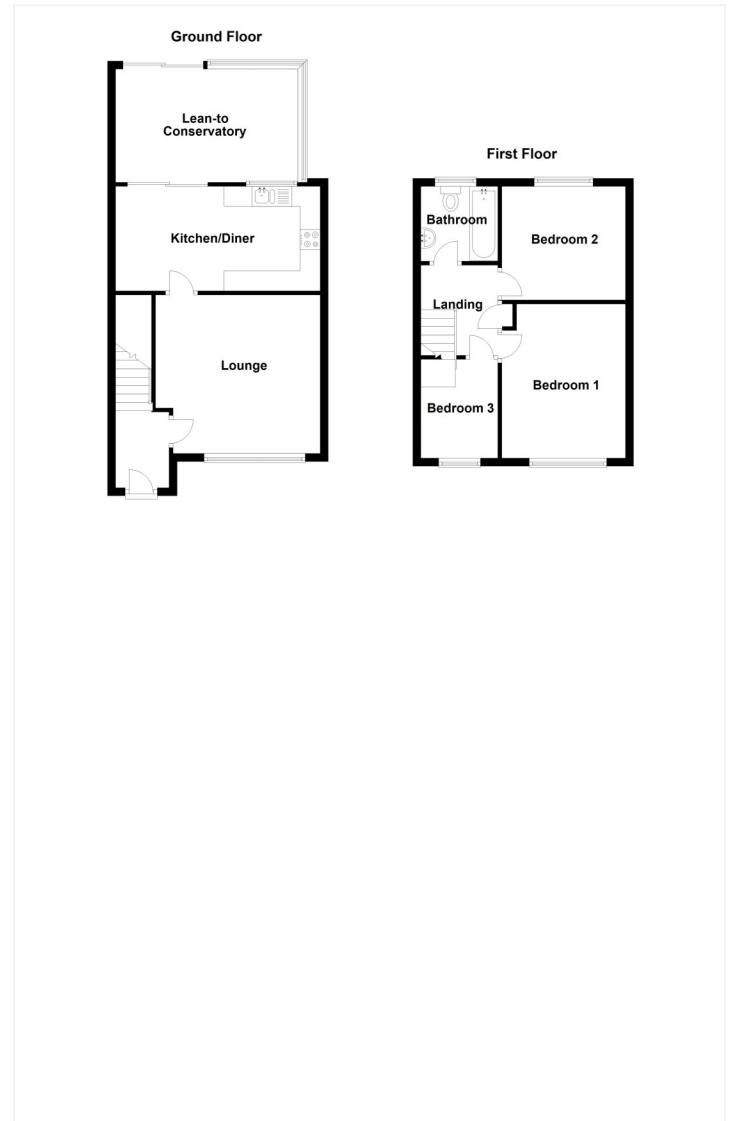
Bedroom One - 13'1" x 8'9" (4m x 2.67m)

Bedroom Two - 9'9" x 9' (2.97m x 2.74m)

Bedroom Three - 7'10" x 7'1" (2.4m x 2.16m)

Family Bathroom - 6'3" x 6'1" (1.9m x 1.85m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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