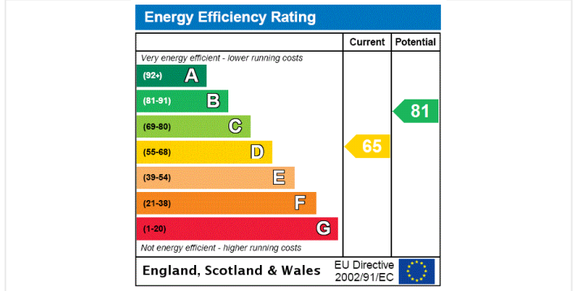

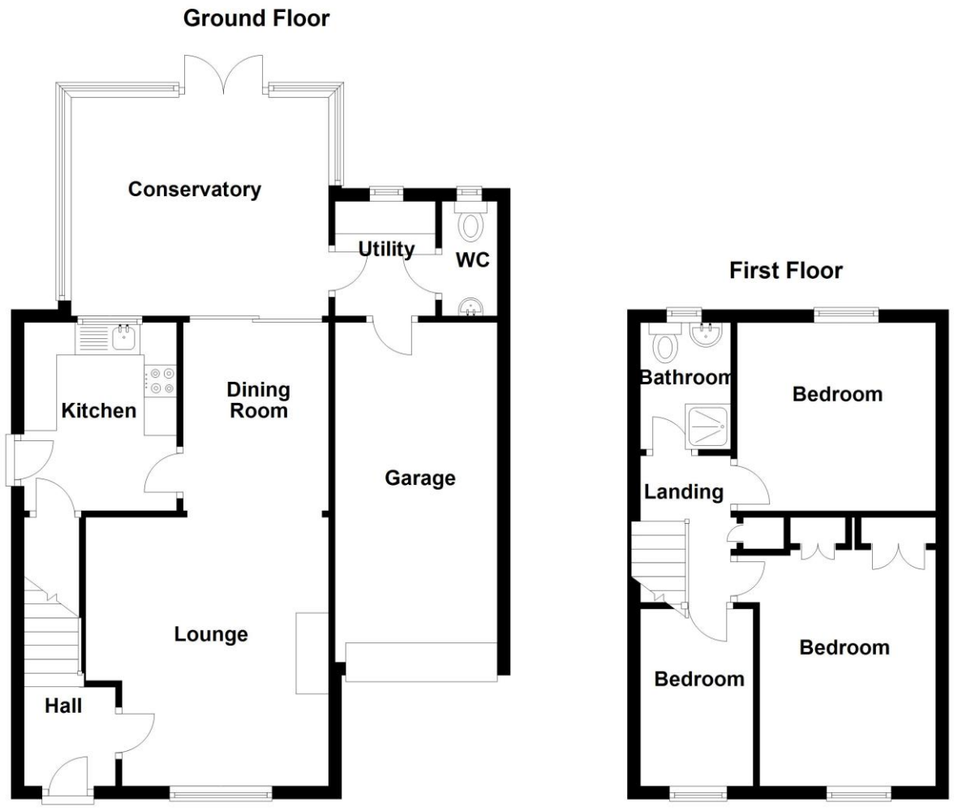

52 Russell Crescent, Sleaford, Lincolnshire, NG34 7JF

£184,950 Freehold

A modern link detached 3 bedroom home with the addition of a utility room, downstairs cloakroom and conservatory situated on the ever popular Russell Crecent in Sleaford.

Three Bedroom Link-Detached House | Popular Location within Sleaford | Garage and Driveway | Private Rear Garden | Conservatory to the Rear | Must be Viewed! | Recently installed Worcester Boiler

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ACCOMMODATION

Lounge - 13'8" x 12'6" (4.17m x 3.8m) UPVC window to front aspect, adam style fireplace with marble backing and hearth and electric log burner, television point, wood effect flooring, coving to ceiling, open to Dining Room.

Entrance Hall - Approached by a part glazed UPVC door with glazed side window, wood effect flooring, radiator.

Dining Room - 9'7" x 7'4" (2.92m x 2.24m) Patio doors to rear aspect leading to conservatory, wood effect flooring, radiator.

Kitchen - 9'8" x 8' (2.95m x 2.44m) UPVC window to rear aspect, half glazed door to side aspect, under stair storage, fitted with a range of base and eye level units with work surfacing over, electric cooker point, stainless steel sink, space for fridge/freezer, and dishwasher, wall mounted gas fired boiler, ceramic tiled flooring.

Utility Room - 6'7" x 5'10" (2m x 1.78m) UPVC window to rear aspect, space for washing machine and tumble dryer with work surfacing over, personal door to garage, ceramic tiled flooring.

Cloakroom - Opaque glazed window to rear aspect, fitted with a 2 piece suite comprising close coupled WC, hand wash basin, ceramic tiled flooring, radiator.

Conservatory - 12'7" x 10'8" (3.84m x 3.25m) Being of brick and UPVC construction with a pitched polycarbonate roof, French doors to garden, wood effect flooring.

Landing - Staircase rises from entrance hall to 1st floor landing having UPVC window to side aspect, airing cupboard housing lagged water cylinder, loft access, radiator.

Shower Room - Opaque glazed window to rear aspect, fitted with a modern 3 piece suite comprising corner shower cubicle with electric shower over, pedestal hand wash basin, close coupled WC, chrome heated towel radiator, fully ceramic tiled walls and flooring.

Bedroom - 12' x 9'5" (3.66m x 2.87m) UPVC window to front aspect, fitted with a range of bedroom furniture including wardrobes, bedsides and drawers, wood effect flooring, radiator.

Bedroom - 10'1" x 9'4" (3.07m x 2.84m) UPVC window to rear aspect, wood effect flooring, radiator.

Bedroom - 9' x 6' (2.74m x 1.83m) UPVC window to front aspect, radiator.

Outside - The front garden is laid to lawn with inset shrubs and a circular flower bed, paved pathway, there is a gravelled driveway offering off street parking for 2 vehicles leading to the garage 17'2" x 8'2" having up and over door to front aspect, personal door to rear aspect light and power point.

The rear gardens are southerly aspected and laid to low maintenance paving to the majority with established border, garden shed.