

EPC TO FOLLOW



**32 Oak Road, Sleaford, Lincolnshire, NG34 7UF**

**£270,000 Freehold**

Winkworth are pleased to offer for sale this immaculately presented Three Bedroom Detached family home situated on the popular 'Southfields' estate in Sleaford.

Being the former show home, this beautiful property boasts one of the only Double Garage's on the whole estate. To the front of the property, there is a tarmac driveway offering ample off street parking leading to the garage.

Three Bed Detached Home | Detached Double Garage | Immaculately Presented Throughout | Modern Fitted Bathrooms | Ample Parking | Popular Location | Enclosed Private Garden | Westerly Aspected Garden | Conservatory | Downstairs W/C



The rear garden is extremely well maintained and beautifully landscaped, enclosed by fencing and walling, and being westerly aspected, perfect for those summer gatherings.

The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs W/C, Utility, Three Bedrooms, En-Suite to Master and a Family Bathroom.

A viewing is highly recommended to appreciate the quality and position this lovely home has to offer.

#### ACCOMMODATION

##### Entrance Hall

**Lounge** - 17' x 9'11" (5.18m x 3.02m)

**WC** - 5'9" x 2'11" (1.75m x 0.9m)

**Kitchen** - 11'5" x 9'4" (3.48m x 2.84m)



**Utility Room** - 9' x 4'11" (2.74m x 1.5m)

**Dining Room** - 9'7" x 9'4" (2.92m x 2.84m)

#### Conservatory

**Bedroom One** - 11'2" x 10'2" (3.4m x 3.1m)

**En-suite** - 6'3" x 5'11" (1.9m x 1.8m)

**Bedroom Two** - 11'2" x 9'6" (3.4m x 2.9m)

**Bedroom Three** - 10' x 9'6" (3.05m x 2.9m)

**Bathroom** - 7'1" x 5'8" (2.16m x 1.73m)

#### Agents Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

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