

EPC TO FOLLOW



24 Fen Road, Pointon, Sleaford, Lincolnshire, NG34 0LZ

£225,000 Freehold

We are delighted to offer for sale this established three bedroom semi detached home with large south facing garden. Located in this small village giving east access to Bourne & Sleaford this spacious family home offers plenty of accommodation benefiting from, lounge with woodburning stove, separate dining room, 19ft kitchen/breakfast room with utility room and wet room off. Upstairs the master bedroom benefits from a modern fitted en-suite and there are two further bedrooms. Outside there is a generous private driveway providing ample off road parking and to the rear an established lawn garden backing onto open fields providing lots of space for the family to enjoy. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With tiled flooring, radiator, stairs leading to the first floor and door leading to:

Lounge - 12'7" x 10'8" (3.84m x 3.25m) With wooden flooring, attractive feature fireplace with woodburning stove, upvc double glazed bay window to the front, radiator and power points.

Dining Room - 16'4" (4.98) (narrowing to 11'8" (3.56)) x 11'4" (3.45) With attractive feature fireplace, under stairs storage cupboard, tiled flooring, radiator, power points, upvc double glazed window to the side and archway leading to:

Kitchen/Breakfast Room - 19'8" x 9'5" (6m x 2.87m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for dishwasher, space for fridge freezer, tiled flooring, upvc double glazed windows to the side and rear, door to the side and further door leading to:

Utility Room - 10'3" x 6'10" (3.12m x 2.08m) With range of wall and base units, space and plumbing for washing machine, tiled flooring and door leading to:



Wet Room - 9'2" x 6'10" (2.8m x 2.08m) Modern fitted suite with walk in shower, low level wc, wash hand basin, tiled walls, radiator and frosted window,

First Floor Landing - With wooden flooring, access to the loft and door leading to:

Bedroom One - 16'4" x 10'1" (4.98m x 3.07m) With wooden flooring, attractive feature fireplace, two upvc double glazed windows to the front, radiator, power points and door leading to:

En-Suite - With corner shower cubicle, low level wc, wash hand basin, tiled walls, electric heater and frosted window.

Bedroom Two - 9'4" x 8'5" (2.84m x 2.57m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 8'7" x 7'5" (2.62m x 2.26m) With upvc double glazed window to the rear, wooden flooring, radiator and power points.



Outside - To the front there is a generous driveway providing ample off road parking. The rear garden is a fantastic established south facing garden being mainly lawned with attractive flower and shrub borders backing onto open fields.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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