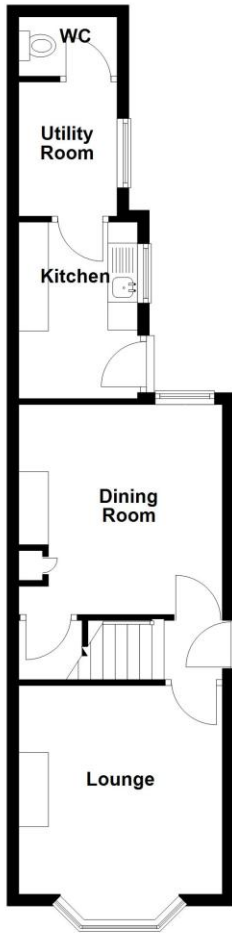


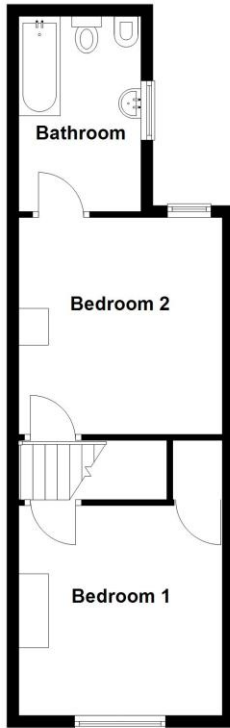
New Street, Sleaford, Lincolnshire

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.

Ground Floor
Approx. 40.6 sq. metres (436.9 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)



23 New Street, Sleaford, Lincolnshire, NG34

£120,000 Freehold

COME AND HAVE A LOOK AT THIS LOVELY ESTABLISHED TOWN CENTRE PROPERTY. Situated at the pretty end of New Street, close to the river walk in to town. There are 2 double bedrooms and bathroom upstairs. There is gas central heating and UPVC double glazing. One not to be missed !!!

Established Semi Detached House | Lounge, Separate Dining Room | Kitchen, Utility Room and Cloakroom | 2 Double Bedrooms | Upstairs Bathroom | Gas Ch & UPVC Glazing | Little Yard | Town Centre Location



ACCOMMODATION

Hall - Wooden Front door to Hall with stairs to the First Floor Landing

Living Room - 13'8" x 11'3" (4.17m x 3.43m) UPVC Bay window to the front aspect, radiator, electric fire with tiled hearth and surround, ceiling rose and coving

Dining Room - 11'8" x 11'3" (3.56m x 3.43m) UPVC window to the rear aspect, radiator, electric fire with tiled hearth & surround, under stairs storage cupboard, built in storage cupboard to the left of the chimney breast.

Kitchen - 9'9" x 6'7" (2.97m x 2m) With a range of built in low level and eye level units, Worcester Gas Boiler, stainless steel built in sink with drainer, plumbing for washing machine, Gas cooker point, space for Fridge / Freezer, UPVC window to the rear aspect, UPVC Door to the rear and radiator

Utility Room - 7'7" x 5'1" (2.3m x 1.55m) Radiator UPVC window to the rear aspect



Cloakroom - With low level WC and UPVC window to the rear aspect

Bedroom 1 - 11'7" x 11'3" (3.53m x 3.43m) UPVC window to the front aspect, radiator and storage cupboard

Bedroom 2 - 12 x 11'3" (12 x 3.43m) Another double bedroom, UPVC window to the rear aspect and radiator

Bathroom - Its a great size, being off the 2nd bedroom, there is a 4 piece suite comprising bath with shower over and shower screen, low level wc, pedestal wash hand basin and bidet, UPVC window to the rear aspect and radiator.

Outside - Path to the side of the house, leading to the front door and gated access to the rear, fully enclosed courtyard. There is also a brick built shed.

