



**21 RYE CLOSE, SLEAFORD, NG34 7BT**  
**£185,000 FREEHOLD**

Super end town house with ENSUITE and DOWNSTAIRS CLOAKROOM. There is a separate hall (so the stairs are not in the lounge) and a good sized kitchen diner with doors onto the rear garden. The property is at the end of a cul de sac, has UPVC glazing and gas central heating. There is also off road parking. ONE NOT TO MISS OUT ON .....

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## ACCOMMODATION

**Entrance Hall** - With part glazed UPVC door to front aspect, tiled flooring, radiator and stairs to first floor landing.

**Downstairs Cloakroom** - Having a low level w/c, hand wash basin, UPVC window to front aspect and radiator.

**Lounge** - 14'6" x 11'8" (4.42m x 3.56m) Having UPVC window to front aspect, radiator, power points, TV point and telephone point.

**Kitchen/Diner** - 15' x 9'3" (4.57m x 2.82m) Benefitting from a range of base and eye level units with bevel edged worktop over, stainless steel sink and drainer, integrated gas hob with extractor hood above, oven, tiled splashbacks, radiator, UPVC patio doors to rear aspect, UPVC window to rear aspect, power points and cupboard under the stairs.

**First Floor Landing** - With airing cupboard, loft access and power point.

**Bedroom One** - 9'8" x 9'6" (2.95m x 2.9m) With UPVC window to front aspect, power points and radiator.

**En-Suite Shower Room** - Being half tiled and benefitting from a three piece suite comprising low level w/c, hand wash basin, shower cubicle and UPVC window to front aspect.

**Bedroom Two** - 8'5" x 8'4" (2.57m x 2.54m) Having UPVC window to rear aspect, power point and radiator.

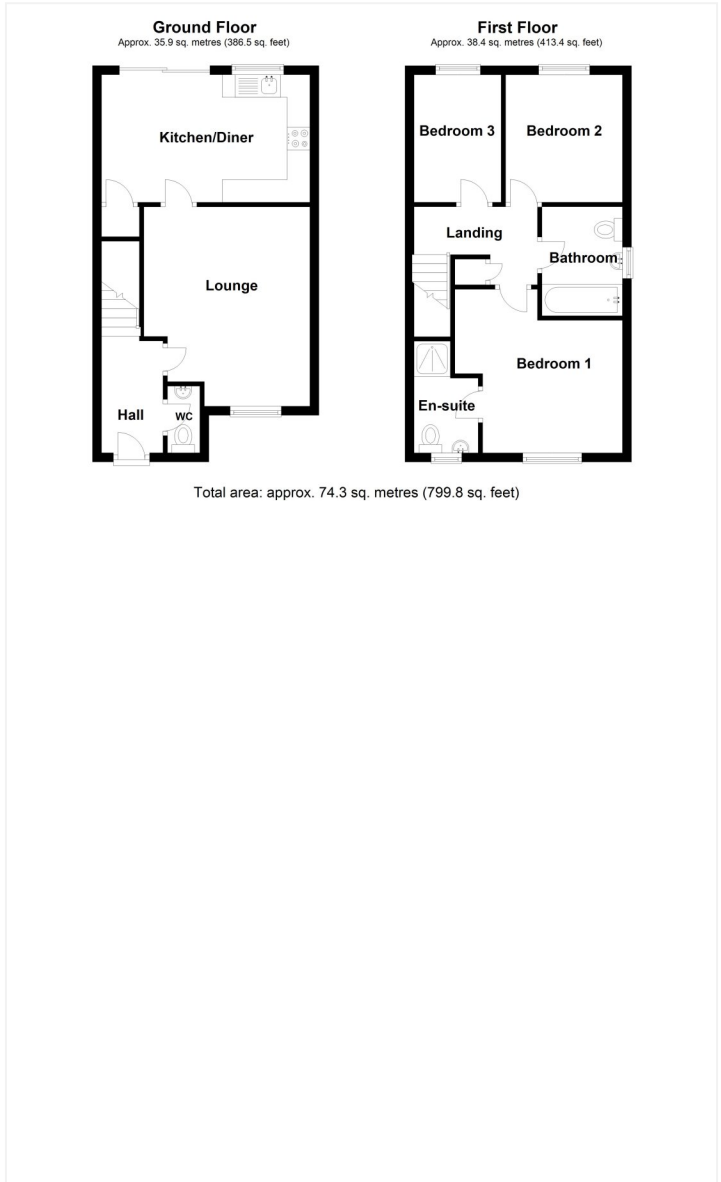
**Bedroom Three** - 8'4" x 6'2" (2.54m x 1.88m) With UPVC window to rear aspect, power point and radiator.

**Family Bathroom** - Benefitting from a three piece suite comprising low level w/c, hand wash basin, panel bath, radiator and UPVC window to front aspect.

**Outside** - The rear garden is principally laid to lawn with a paved patio area. Parking to the front of the property.

**Agents Note** - Please note there is a railway line running along side the boundry of the house.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	89
	72
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.