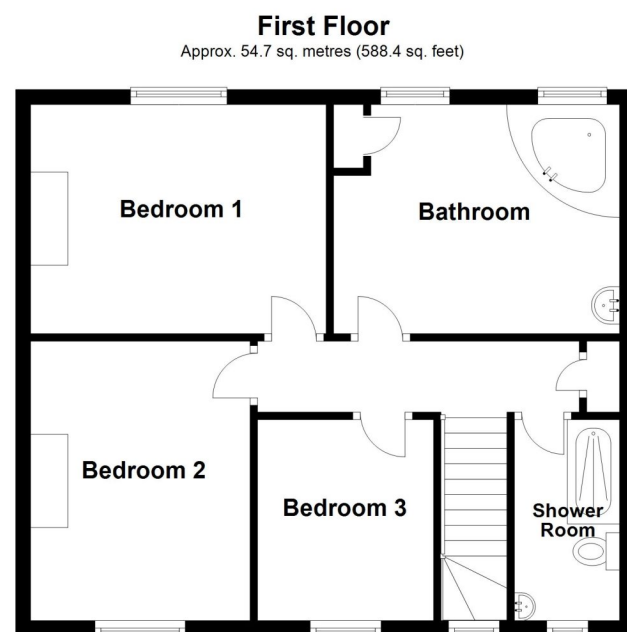
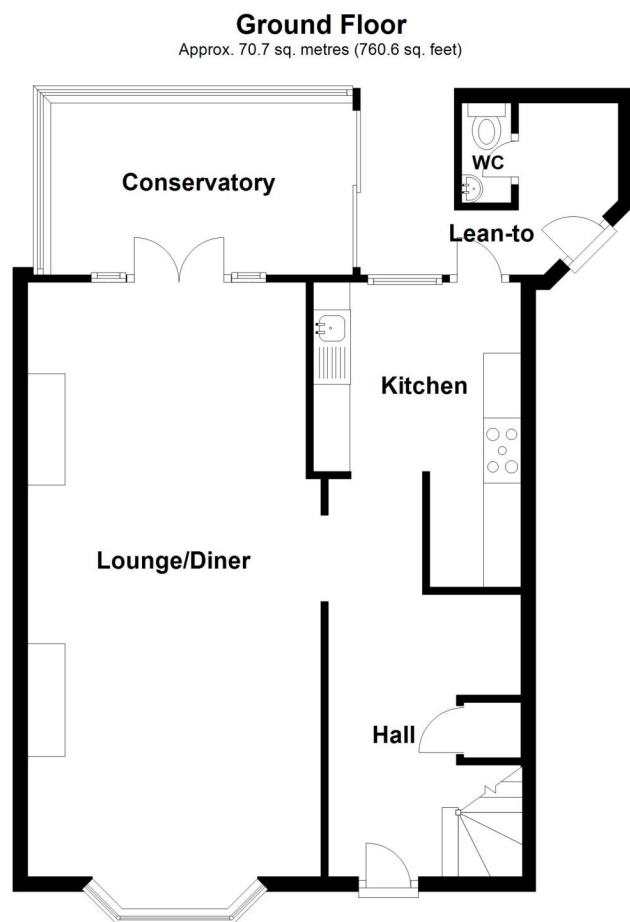


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 125.3 sq. metres (1349.0 sq. feet)



10 Almond Walk, Sleaford, NG34 8BH

£199,950 Freehold

This well presented Three Bedroom terraced home benefits from a large sized rear garden and fantastic room sizes. The property has been altered internally to create a large Lounge/Diner, spacious Family Bathroom and a fully tiled Shower Room, both upstairs. The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Three Bedrooms, Family Bathroom and Shower Room. Come and have a look!

THREE WELL PROPORTIONED BEDROOMS | SHOWER ROOM AND FAMILY BATHROOM | LOW MAINTENANCE GARDEN | LARGE LOUNGE/DINER | ON STREET PARKING | WELL PRESENTED



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See things differently.



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ACCOMMODATION

Entrance Hall - With composite door to front aspect, UPVC window to side aspect, stairs to first floor landing, radiator, power points and under stairs storage cupboard.

Lounge/Diner - 26'3" x 13'1" (8m x 4m) With UPVC bay window to front aspect, UPVC French doors and side panels to rear aspect, radiator, power points, TV point, telephone point, wood effect flooring, two fireplaces and picture rail.

Kitchen - 13'5" (4.1) x 8' (2.44) (Max Measurements) Benefitting from a range of base and eye level units with bevelled edge worktop over, stainless steel sink, space for range cooker, space and plumbing for washing machine, space for fridge freezer, tiled flooring, tiled splashbacks, power points, UPVC window to rear aspect and composite door to rear aspect.

Conservatory - 13'4" x 7'7" (4.06m x 2.3m) Being of a UPVC construction with a pitched polycarbonate roof with patio doors to side aspect.

First Floor Landing - With storage cupboard, loft access with boarded room above and power points.

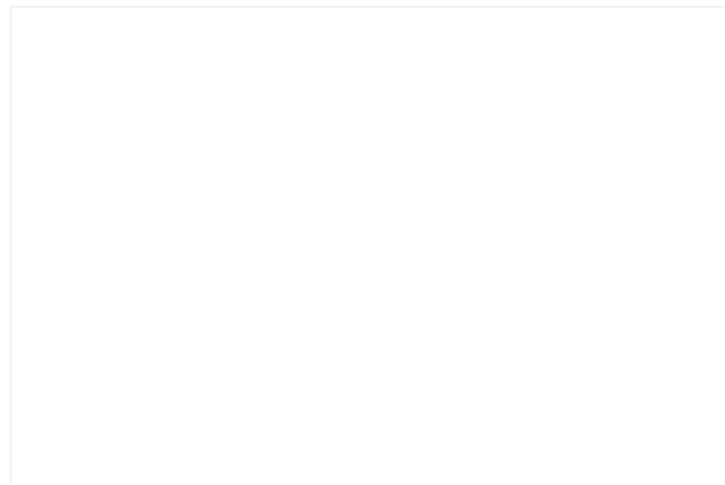
Bedroom One - 13' x 10'1" (3.96m x 3.07m) Having UPVC windows to rear aspect, radiator, power points and built in wardrobes.

Bedroom Two - 12'4" x 9'8" (3.76m x 2.95m) With UPVC windows to front aspect, radiator and power points.

Bedroom Three - 8'10" x 7'9" (2.7m x 2.36m) Having UPVC window to front aspect, radiator and power points.

Shower Room - Benefitting from a three piece suite comprising double shower cubicle with rainmaker shower above, low level w/c, hand wash basin, chrome heated towel rail, UPVC window to front aspect, tiled flooring and partially tiled walls.

Family Bathroom - Benefitting from a two piece suite comprising corner bath and hand wash basin with vanity unit, chrome heated towel rail, shaver point, spotlights to ceiling, two UPVC windows to rear aspect and tile effect flooring.



Outside - To the front of the property is a small courtyard garden which is laid to paving enclosed by a picket fence and gate leading to the entrance door. There is no off street parking, but the current vendor states they park in front of the property. The rear garden is laid to low maintenance paving with a large decked area, gravel borders, garden pond, numerous mature plants, trees and shrubs, fencing to all aspects, an outside toilet and store, outside light and outside tap.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A