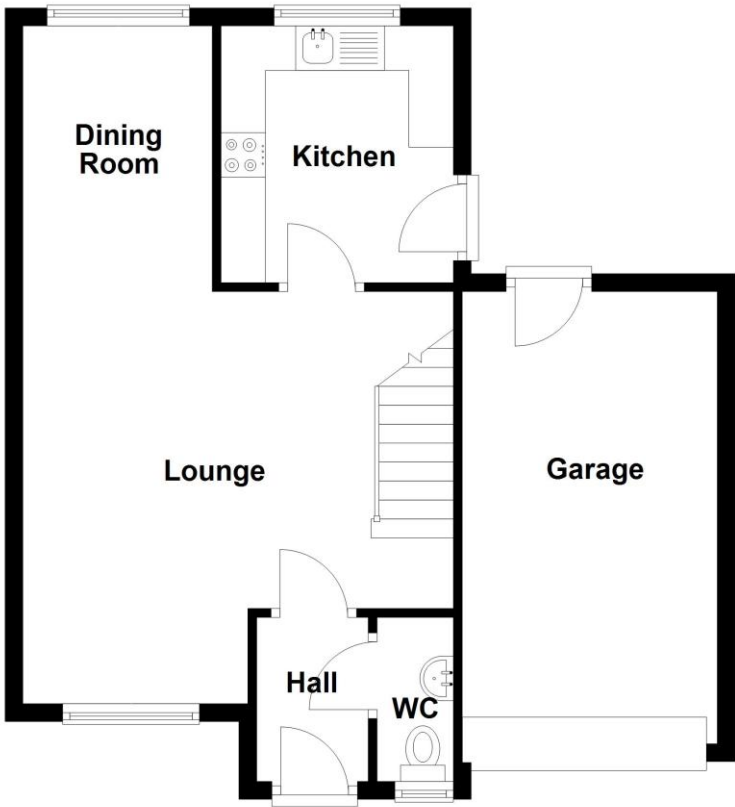


EPC TO FOLLOW

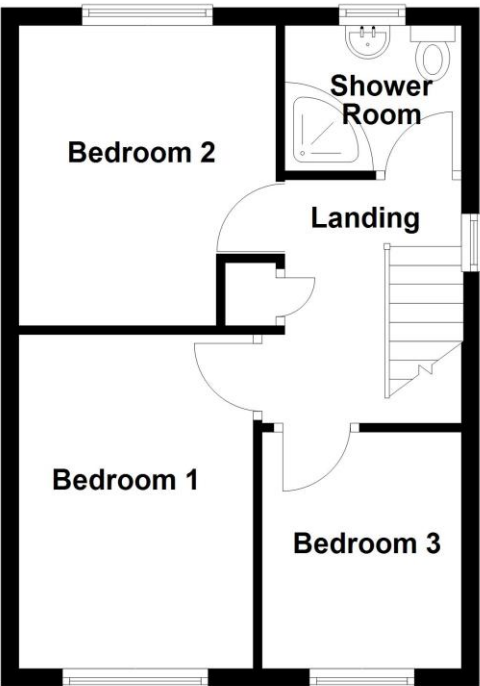
**Ground Floor**

Approx. 53.9 sq. metres (580.0 sq. feet)



**First Floor**

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 89.9 sq. metres (967.3 sq. feet)



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

**£210,000 Freehold**

This immaculately presented Three Bedroom Semi-Detached Family Home is situated in the ever desirable 'Southfields' estate in Sleaford.

To the ground floor, there is an initial Entrance Hall providing access into the Lounge/Diner which has dual aspect windows to both the front and rear of the property. There is also a door into the stylish Kitchen and stairs up to the first floor landing. There is also a Downstairs Cloakroom.

Three Bedroom Semi-Detached Home | Well Presented Throughout | Modern Fitted Kitchen | Lounge/Diner | Stunning Shower Room | Downstairs W/C | Ample Parking | Garage | Non Overlooked Rear Garden





### DESCRIPTION

To the first floor, there are Two Double Bedrooms and a well-proportioned Third Single Bedroom. There is also a stunning, newly fitted Shower Room with corner shower cubicle, vanity unit with basin and low level w/c, finished to a high standard. The garage is also a great addition to the property with a new personal door to the rear that has been installed, light, power and up and over door to the front aspect.

Outside, to the front of the property, there is a block paved driveway offering ample off street parking and a small lawned area. The rear garden is fully enclosed, principally laid to lawn with numerous plants and shrubs, along with a paved patio area, garden shed, outside tap and side gate.



### ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge/Dining Room - 23' x 16'3" (7m x 4.95m)

Kitchen - 9'6" x 8'7" (2.9m x 2.62m)

Bedroom 1 - 12'4" x 8'8" (3.76m x 2.64m)

Bedroom 2 - 11'1" x 9'6" (3.38m x 2.9m)

Bedroom 3 - 8'9" x 7'4" (2.67m x 2.24m)

Shower Room

Garage - 16'7" x 9'5" (5.05m x 2.87m)

### LOCAL AUTHORITY

North Kesteven District Council

### TENURE

Freehold

### COUNCIL TAX BAND

A

