



8 SNOW CLOSE, SLEAFORD, LINCOLNSHIRE, NG34 8YT £189,950 FREEHOLD

This well presented Three Bedroom Terraced home is located in the extremely sought after Holdingham Grange area of Sleaford. The property comprises Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Three Double Bedrooms, with the Master having an En-Suite Shower Room & Family Bathroom. The property further benefits from Gas central heating and UPVC double glazing throughout.

It is not overlooked from the front of the house, with front aspect overlooking the green area. Holdingham provides easy access to both Sleaford Town Centre, the A17 and amenities, including train station and excellent schools.

Come and have a look!

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ACCOMMODATION

Entrance Hall

Downstairs W/C - With hand wash basin, low level w/c, tiled flooring and extractor fan.

Lounge - 14'9" x 14'3" (4.5m x 4.34m) With UPVC window to front aspect, radiator, power points, under stairs storage cupboard, TV point and telephone point.

Kitchen/Diner - 11'9" x 7'8" (3.58m x 2.34m) Benefitting from a range of base and eye level units with bevelled edge worktop over, composite sink, four ring gas hob with extractor hood over, space for fridge freezer, electric oven, space and plumbing for washing machine, breakfast bar area with further cupboard space, power points and UPVC window to rear aspect.

Bedroom One - 17'2" x 8'5" (5.23m x 2.57m) With UPVC window to front aspect, radiator, power points and built in wardrobe.

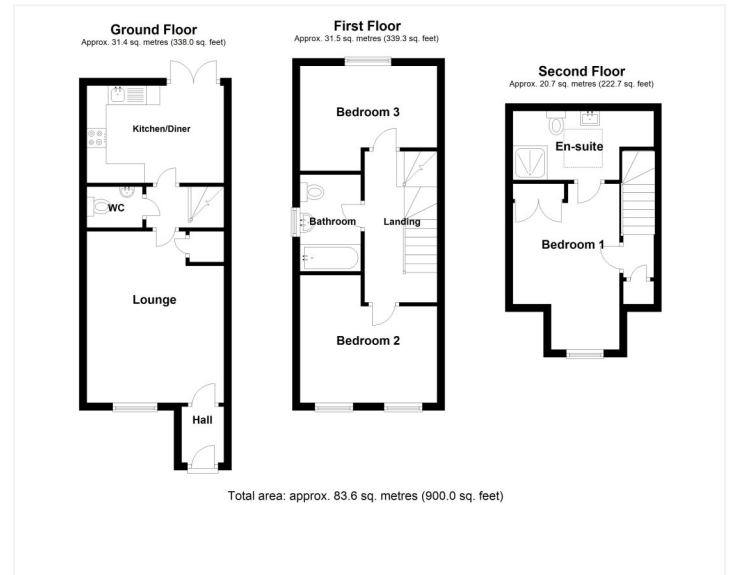
En-Suite Shower Room - Benefitting from a three piece suite comprising shower cubicle with mixer shower over, low level w/c, hand wash basin, vinyl flooring and velux window.

Bedroom Two - 10'4" x 11'9" (3.15m x 3.58m) Having UPVC window to front aspect, radiator and power points.

Bedroom Three - 12'2" x 8'7" (3.7m x 2.62m) Having UPVC window to rear aspect, radiator and power points.

Family Bathroom - Benefitting from a three piece suite comprising low level w/c, hand wash basin, vinyl flooring and panelled bath.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-9)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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