



11 SOMERTON CLOSE, SLEAFORD, NG34 7WU £199,950 FREEHOLD

This Three Bedroom Semi-Detached Family home built by 'Taylor Lindsey' just five years ago, this 'Whitby' style property offers well-proportioned accommodation throughout and benefitting from a Downstairs Cloakroom. The property sits on a corner plot with a large block paved driveway leading up to the Detached Single Garage. Internally, the property comprises of Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Three good sized Bedrooms and a Family Bathroom. Properties on this popular development tend to sell very quickly, so an early viewing is advised to avoid disappointment.

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ACCOMMODATION

Entrance Hall

Downstairs W/C - 6'6" x 2'8" (1.98m x 0.81m)

Lounge - 14'7" x 11'9" (4.45m x 3.58m)

Kitchen/Diner - 15'3" x 10'6" (4.65m x 3.2m)

Bedroom One - 11'7" x 8'7" (3.53m x 2.62m)

Bedroom Two - 11'6" x 7'8" (3.5m x 2.34m)

Bedroom Three - 8'3" x 6'3" (2.51m x 1.9m)

Family Bathroom - 7'11" x 5'5" (2.41m x 1.65m)

Detached Garage - 17'7" x 10' (5.36m x 3.05m)

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

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