



46 MAREHAM LANE, LINCOLNSHIRE, NG34 7FS

£199,950 FREEHOLD

We are pleased to offer for sale this Three Bedroom Detached property which is located just a stones' throw from Sleaford town Centre and all local amenities. The property benefits from well-proportioned accommodation, an immaculately maintained rear garden, stunning modern fitted Family Bathroom & large driveway providing parking for up to three vehicles. The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms, Family Bathroom & attached Garage. The property further benefits from UPVC Double Glazing, Gas Central Heating and solar panels on the roof which are owned outright.

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ACCOMMODATION

Entrance Hall - With UPVC door to front aspect and stairs to first floor landing.

Lounge - 14'10" x 14'8" (4.52m x 4.47m) Having a UPVC bow window to front aspect, TV point, power points, telephone point and door into the Kitchen/Diner.

Kitchen Diner - 14'9" x 10'4" (4.5m x 3.15m) Benefitting from a range of base and eye level units with complementing work surface over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, wall mounted gas fired boiler, composite sink, UPVC glazed door to side aspect and UPVC window and french doors to rear aspect.

Bedroom One - 14'11" x 10'9" (4.55m x 3.28m) Having two UPVC windows to the front aspect, power points and a built in wardrobe.

Bedroom Two - 9'7" x 8'9" (2.92m x 2.67m) With UPVC window to the rear aspect, power points and TV point.

Bedroom Three - 9'6" x 6'9" (2.9m x 2.06m) Having a UPVC double glazed window to the rear elevation.

Family Bathroom - 6'6" x 5'9" (1.98m x 1.75m) This lovely modern fitted Bathroom comprises of a three piece suite including panelled bath with electric shower over, low level WC, hand wash basin, partially tiled walls, extractor fan, heated towel rail and UPVC window to side aspect.

Outside - To the front and side of the property is a tarmac driveway providing ample off street parking for up to three vehicles which leads up to the garage. The rear garden is of particular note, being extremely well maintained, principally laid to lawn with edged borders well stocked with plants and shrubs, fencing to all aspects, a garden shed and outside tap.

Garage - 16'7" x 8'7" (5.05m x 2.62m) With electric roller door to front elevation, light power and personnel door to side aspect so that it can be accessed via the rear garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		EU Directive 2002/91/EC	
		66	84



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.

