



32 KINROSS ROAD, SLEAFORD, LINCOLNSHIRE, NG34 8GF

£200,000 FREEHOLD

Situated in a private position within close proximity to the Greylees band stand area, is this modern David Wilson built Three Bedroom Town House offers spacious and well-presented accommodation, two parking spaces to the front and rear garden.

The current vendors have improved the property with the benefit of a brand new Kitchen including fully integrated appliances such as dishwasher, washing machine, tumble dryer, warming draw, microwave and a wine fridge.

The internal accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Three Well Proportioned Bedrooms, En-Suite Shower Room & Family Bathroom.

A viewing is highly advised.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

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ACCOMMODATION

Lounge - 13'9" x 11'8" (4.2m x 3.56m)

Kitchen Diner - 15'5" x 11'4" (4.7m x 3.45m)

First Floor Landing

Bedroom One - 10'5" x 9'6" (3.18m x 2.9m)

En Suite Shower Room

Bedroom Two - 10'6" x 8' (3.2m x 2.44m)

Bedroom Three - 7'1" x 7'1" (2.16m x 2.16m)

Family Bathroom

- Three Bedroom Terraced Home
- Stunning Brand New Kitchen
- Close to Band Stand Area of Greylees
- Set Back From The Road
- Two Parking Spaces
- Ensuite To Master Bedroom
- Gas Central Heating
- UPVC Double Glazing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		87
(81-81)	B		
(69-80)	C	75	
(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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