



## 8 AMBLESIDE CLOSE, SLEAFORD, LINCOLNSHIRE, NG34 7LW

**£199,950 FREEHOLD**

**\*NO CHAIN\*** This Four Bedroom Semi-Detached Home has benefits from a fresh scheme of decoration throughout, along with new flooring, a modern fitted Kitchen and a stunning fully tiled Family Bathroom. The property is situated in a desirable part of Sleaford and boasts a block paved driveway to the front, providing parking for up to two vehicles, a fully enclosed and well maintained rear garden and Four well-proportioned Bedrooms. With the property having undergone all modernisation throughout, this would be the perfect home for a first time buyer. A viewing is highly advised.

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# ACCOMMODATION

Entrance Hall

Living Room - 15' x 13'2" (4.57m x 4.01m)

Dining Room - 11'4" x 9'5" (3.45m x 2.87m)

Kitchen - 9' x 6'2" (2.74m x 1.88m)

Bedroom One - 11'5" x 1'9" (3.48m x 0.53m)

Bedroom Two - 12'4" x 7'5" (3.76m x 2.26m)

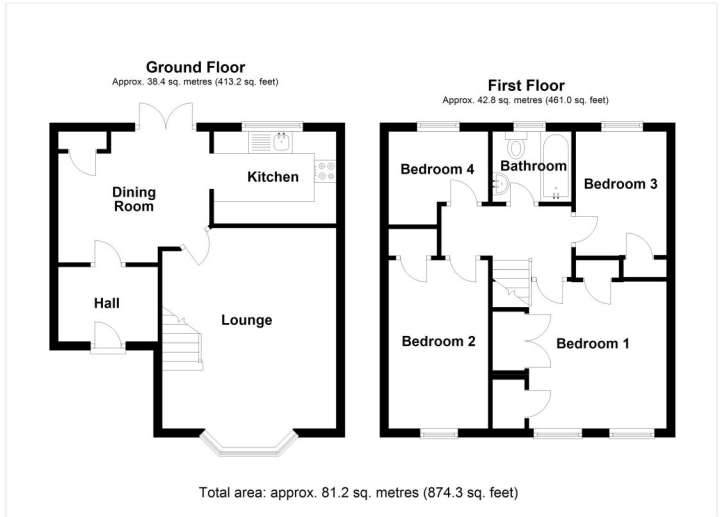
Bedroom Three - 9'3" x 6'9" (2.82m x 2.06m)

Bedroom Four - 7'2" x 7' (2.18m x 2.13m)

Family Bathroom

- NO CHAIN
- FOUR BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- FULLY TILED BATHROOM
- MODERN INTERIOR
- DRIVEWAY FOR TWO CARS
- ENCLOSED REAR GARDEN
- LARGE PAVED PATIO AREA
- POPULAR LOCATION

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			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	



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