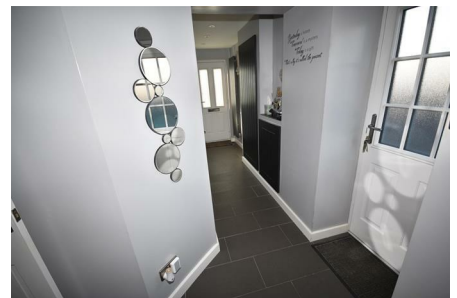


Durham Avenue, Sleaford, NG34 8UD



Asking Price £195,000 Freehold



A generous sized extended 3 bedroom semi-detached house with a huge amount of outbuilding storage space and an outside bar, comprising of: Hallway, Luxury ground floor shower room, large kitchen, office/playroom with patio doors, lounge with archway into dining area, upstairs bathroom with shower over bath, two double bedrooms and one single.

Outside is all low maintenance with area for a hot tub and lots of seating for alfresco dining, with the added benefit of an outside bar, large garage and huge workshop making this property ideal for any one looking for lots of storage.

Parking at the front for three cars, UPVC double glazed and gas central heating with radiators to all rooms
EPC rating C and Council Tax Band: B

Hall
16'5" x 8'11"



Entered through a composite front door with glazed panels, having tiled flooring, window to front elevation with frosted glass, staircase with white balustrade, vertical radiator and additional window to the side elevation, built-in cupboard for ironing board, another low-level cupboard for the electrical consumer unit, another built-in cupboard shelved out for shoes, UPVC side entrance door with upper glazed panel with frosted glass and opening into the kitchen.

Living Room
12'3" x 9'10"



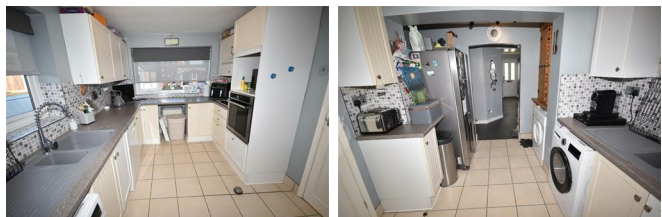
Window to the front elevation with radiator underneath, carpeted flooring, light unit on the ceiling and opening into dining area.

Dining Room
8'2" x 6'7"



Accessed from the hall through a upper glazed wooden door having carpeted flooring, radiator and smoke alarm.

Kitchen
15'8" x 8'8"



Entered through an opening from the hallway or a wooden upper glazed door from the office. Having tiled flooring, space and plumbing for washing machine, space for tumble dryer one and half bowl composite sink with a mixer tap, window to the side and the rear elevations, laminate worktops with range of wall and base units, electric hob, electric oven, extractor hood, mosaic, tile splash-back, strip lighting, loft access, and space for American style fridge freezer,

Shower Room
7'10" x 4'8"



Tile flooring, heated towel rail, corner shower unit with mixer shower with rainfall and riser rail attachment, sink with vanity unit underneath, antifog illuminated mirror. tall vertical cabinet for storage, close-coupled toilet and spotlighting.

Office
10'11" x 9'3"



Having fully glazed patio doors opening onto the rear garden, laminate flooring, light unit, space for desk area, built-in storage cupboard with hanging and shelving.

Bedroom 1
9'11" x 10'10"



Window to front elevation, carpeted flooring, pendant lighting, single radiator and space for double wardrobes,

Landing
11'11" x 2'9"

Skylight on sloping ceiling and carpeted staircase.

Bathroom
9'11" x 5'10"



Window to side elevation with frosted glass, sloping ceiling being fully tiled floor to ceiling, paneled ceiling with spotlights, bath with separate hot and cold taps with electric shower over, pedestal sink, close-coupled toilet, laminate worktop with storage cupboard underneath.

Bedroom 2 9'4" x 10'10"



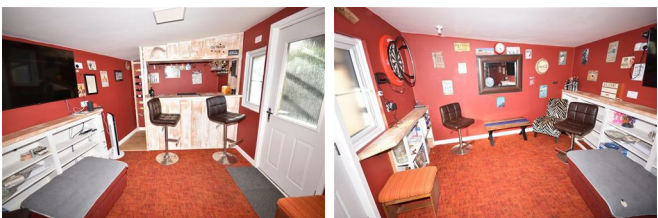
Window to rear elevation with a single radiator underneath, laminate flooring and pendant lighting.

Bedroom 3 9'4" x 8'11"



Having window to rear elevation with single radiator underneath, carpeted flooring, pendant lighting and some lovely built-in wardrobe with hanging and shelving.

Bar 11'6" x 13'11"



Two windows to front, and UPVC entrance door, being fully insulated with a wooden bar and perimeter shelving that will remain. However optics and other equipment will be removed.

Garage 15'11" x 8'9"

UPVC door and window to front elevation.

Store 14'0" x 13'6"

A large store with additional rear door and shelving.

Outside



low maintenance front and rear gardens ideal for alfresco dining.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Financial Services

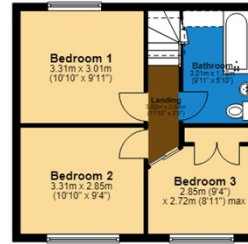
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from

any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

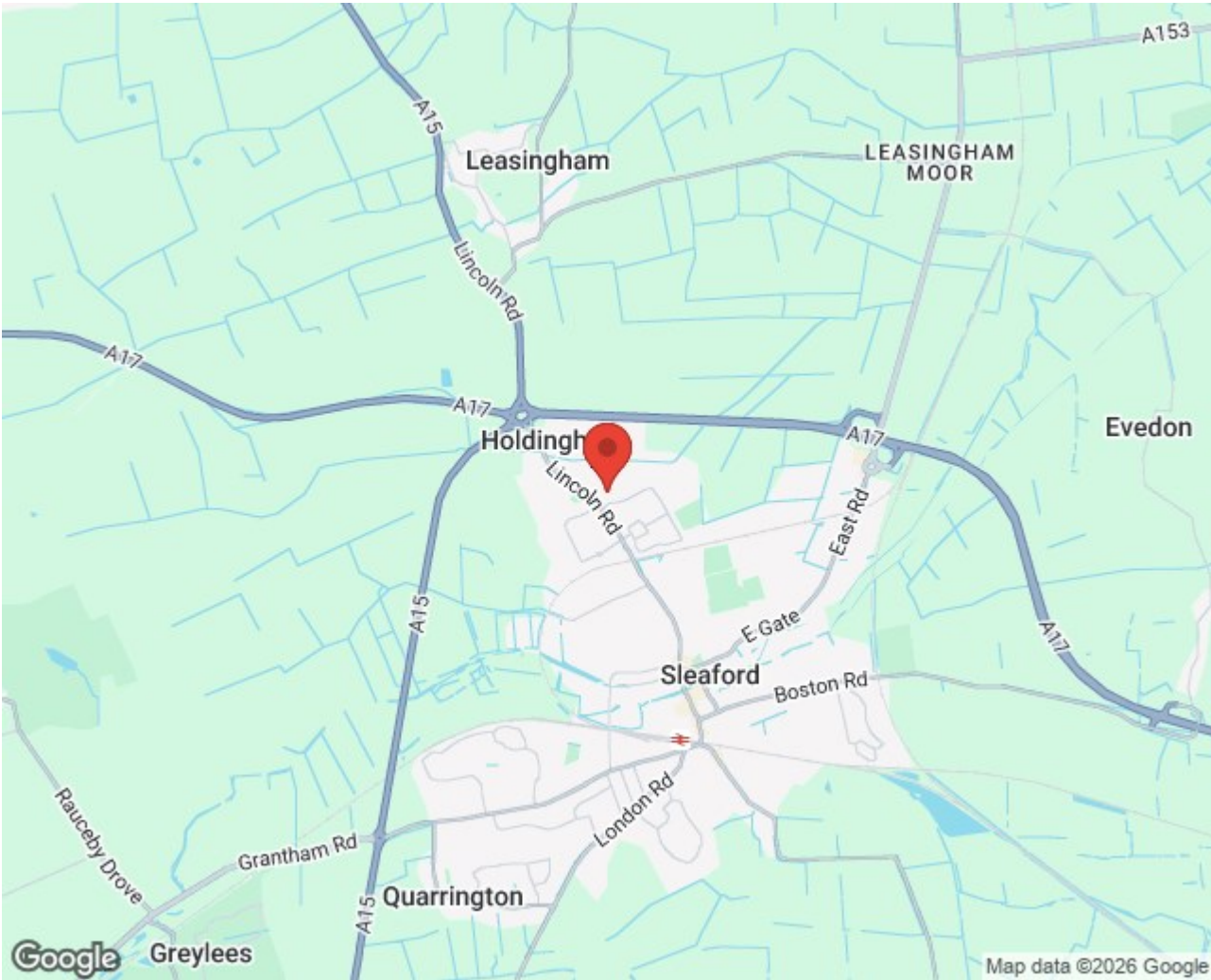
Ground Floor
Approx. 99.4 sq. metres (1059.9 sq. feet)



First Floor
Approx. 38.5 sq. metres (363.4 sq. feet)



Total area: approx. 134.9 sq. metres (1452.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	73	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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