



**1 Rosewood Drive, Sleaford, NG34 7JW**  
**Offers in excess of £209,995**

## ENTRANCE HALL

Stairs to first floor, access to ground floor rooms

## LIVING ROOM 14'1" x 11'9" (4.3 x 3.6)

Double glazed window to front aspect, carpet flooring, open plan to dining area

## DINING ROOM 10'8" x 8'2" (3.27 x 2.49)

Double glazed doors to rear gardens, carpet flooring

## KITCHEN AREA 14'10" x 10'8" (4.53 x 3.27)

Double glazed window to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances

## CLOAKROOM WC

Low level wc, wash hand basin

## BEDROOM 12'5" x 8'11" (3.79 x 2.73)

Double glazed window, carpet flooring

## BEDROOM 10'3" x 10'2" (3.14 x 3.11)

Double glazed window, carpet flooring

## BEDROOM 9'5" x 8'3" (2.89 x 2.52)

Double glazed window, carpet flooring

## SHOWER ROOM

Frosted double glazed window, shower enclosure, low level wc, wash hand basin

## GARAGE 17'0" x 9'1" (5.19 x 2.77)

Up and over door, power and light

## REAR GARDENS

Laid to lawn, fully enclosed, high degrees of privacy

