

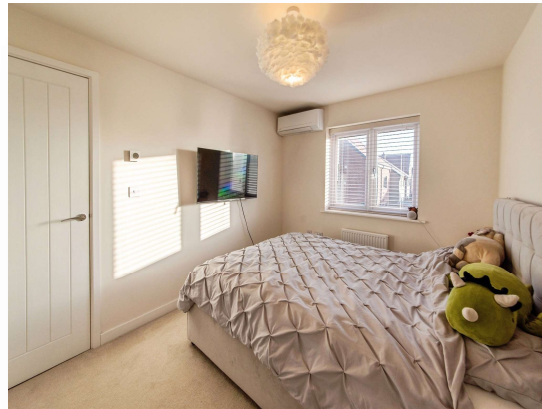


Scampton Avenue, Sleaford NG34 6AL

welcome to

Scampton Avenue, Sleaford

Beautifully presented modern detached house situated in a popular development on the outskirts of Sleaford. Benefitting from spacious accommodation throughout, as well as a detached garage and enclosed rear garden. This is a wonderful family home. NO ONWARD CHAIN.



Entrance Hall

Having a radiator and understairs cupboard.

Lounge

There is a TV point, radiator, window to the front with blinds.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, oven, hob, integrated appliances including dishwasher, fridge freezer and washing machine, radiator, tiled flooring, air conditioning unit, window to the rear and patio doors to the rear.

Cloakroom

Fitted with a wash hand basin, WC, radiator, tiled flooring and window to the front.

First Floor Landing

Having a radiator, cupboard and access to the loft.

Bedroom One

There is a TV point, radiator, air conditioning unit and window to the rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator, tiled flooring and window to the side.

Bedroom Two

Having a TV point, radiator and window to the front with blinds.

Bedroom Three

There is a radiator and window to the front with blinds.

Bedroom Four

Having a TV point, radiator and window to the rear with blinds.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, shaver point, radiator and tiled flooring.

Outside Front

To the front of the property there is a driveway with Ohme Home Pro EV charger, providing parking for two vehicles.

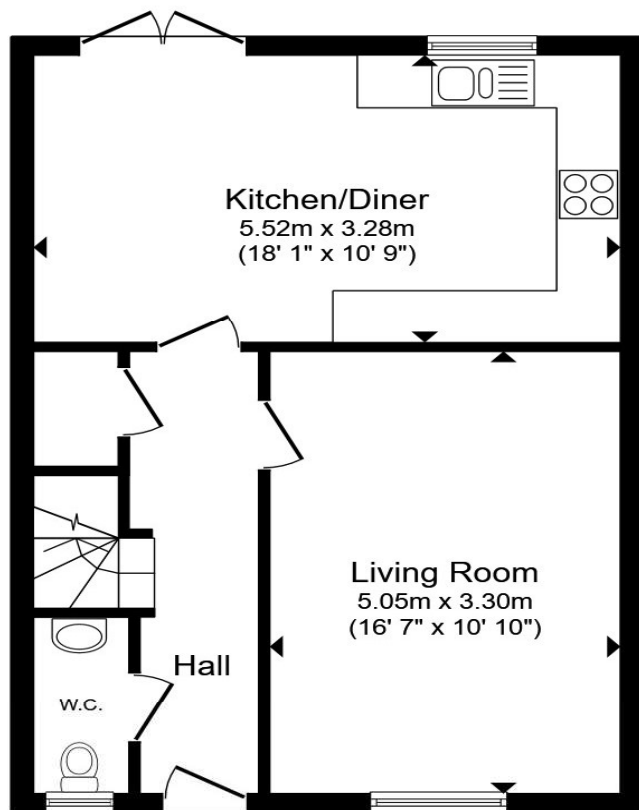
Garage**Rear Garden**

The enclosed rear garden has a lawn and extended patio.

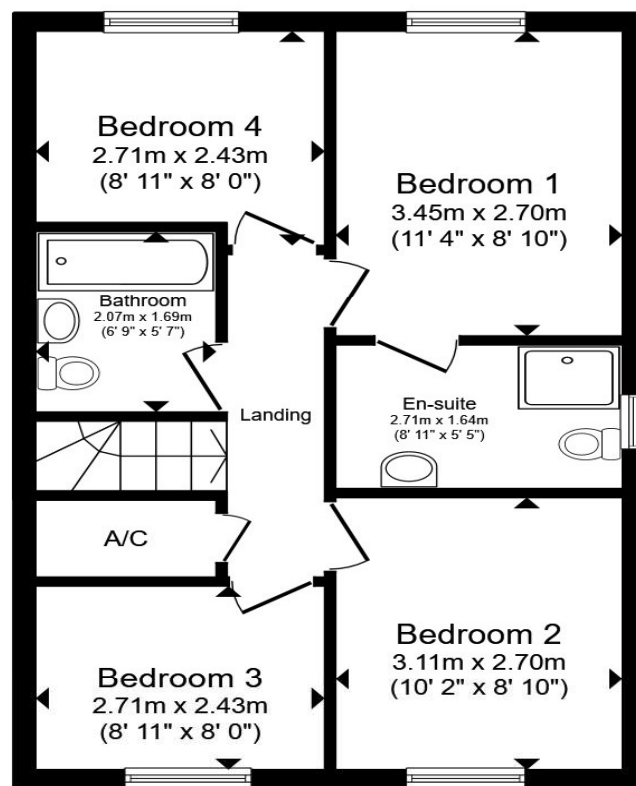


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Ground Floor



First Floor

Total floor area 93.1 m² (1,002 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Scampton Avenue, Sleaford

- Detached home less than two years old
- Beautiful kitchen/diner to the rear
- Air conditioning units fitted downstairs and upstairs
- Four bedrooms with en-suite to master
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112971 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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