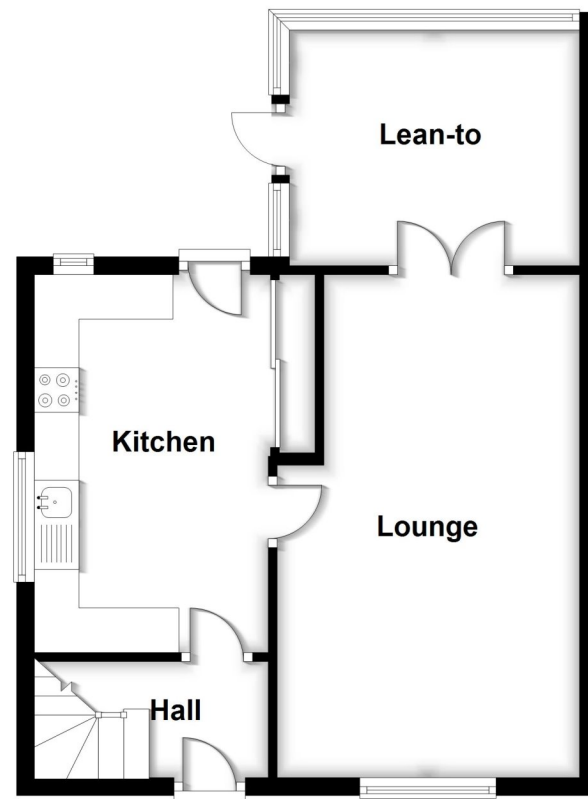


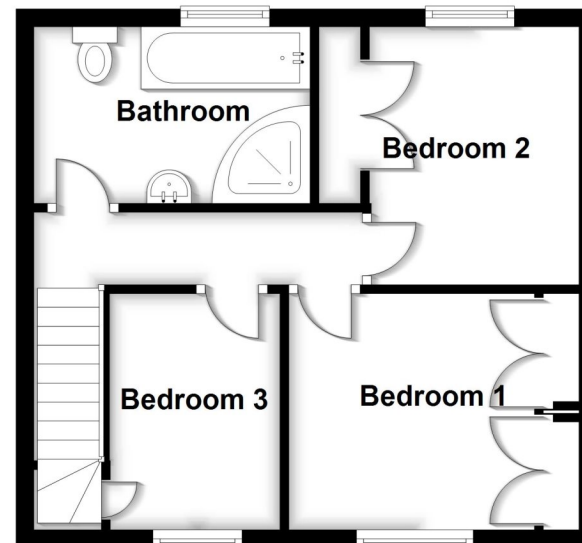
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor
Approx. 34.6 sq. metres (371.9 sq. feet)



Total area: approx. 78.0 sq. metres (840.1 sq. feet)



9 Queensway, Pointon, Sleaford, Lincolnshire, NG34 0NE

£199,950 Freehold

We are pleased to offer for sale this immaculately presented and recently modernised Three Bedroom Semi-Detached Home located in the village of Pointon. The current vendors have made many improvements to the home including a modern fitted Kitchen, extremely stylish four piece suite Bathroom and a modern scheme of decor throughout. The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Lean to Conservatory, Three well-proportioned Bedrooms and a Family Bathroom. To the front of the property, there is a large gravelled driveway offering ample off street parking for up to four vehicles, which is enclosed via a five bar gate. There is also a lawned area to the front with mature hedging. The rear garden is of particular note, being larger than average and westerly aspected enjoying all of the afternoon sun, principally laid to lawn and enclosed by fencing to all aspects. Pointon is a village conveniently positioned with easy links to both Sleaford & Grantham. It boasts a village hall, primary school, church and social club. Just over 1 mile away is the larger village of Billingborough which offers a wide range of amenities including shops, a highly reputable doctors surgery, takeaways and much more.

THREE BEDROOMS | LARGE WEST FACING GARDEN | AMPLE PARKING | QUAIN VILLAGE LOCATION | STUNNING KITCHEN | STYLISH FAMILY BATHROOM | IMMACULATELY PRESENTED



ACCOMMODATION

Entrance Hall

Lounge - 18'6" x 11'2" (5.64m x 3.4m)

Kitchen - 13'11" x 8'7" (4.24m x 2.62m)

Lean to Conservatory - 10'8" x 8'8" (3.25m x 2.64m)

Bedroom One - 10'8" x 8'8" (3.25m x 2.64m)

Bedroom Two - 9'7" x 9'6" (2.92m x 2.9m)

Bedroom Three - 9'1" x 7'8" (2.77m x 2.34m)

Family Bathroom



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

