



3A CASTLE TERRACE ROAD, LINCOLNSHIRE, NG34 7QF

£155,000 FREEHOLD

Winkworth are delighted to offer for sale this Three Bedroom Semi-Detached home situated just a stones throw from the town centre.

The accommodation comprises of Lounge, Kitchen/Diner, Downstairs Cloakroom, Three Well Proportioned Bedrooms and a Family Bathroom. There is also a small courtyard garden to the rear.

The property has been modernised throughout with the addition of new flooring, a modern fitted and upgraded Kitchen and a fresh scheme of modernisation throughout. There is gas central heating and UPVC double & triple glazing throughout.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

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ACCOMMODATION

Lounge - 17' x 10'8" (5.18m x 3.25m)

Kitchen/Diner - 17' x 10'2" (5.18m x 3.1m)

Bedroom 1 - 11'2" x 10'2" (3.4m x 3.1m)

Bedroom 2 - 10'11" x 9'2" (3.33m x 2.8m)

Bedroom 3 - 7'7" x 7'5" (2.3m x 2.26m)

Family Bathroom - 6'9" x 5'9" (2.06m x 1.75m)

- THREE BEDROOMS
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- NEW FLOORING
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO TOWN CENTRE
- COURTYARD GARDEN
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- VIEWING HIGHLY ADVISED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	69	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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