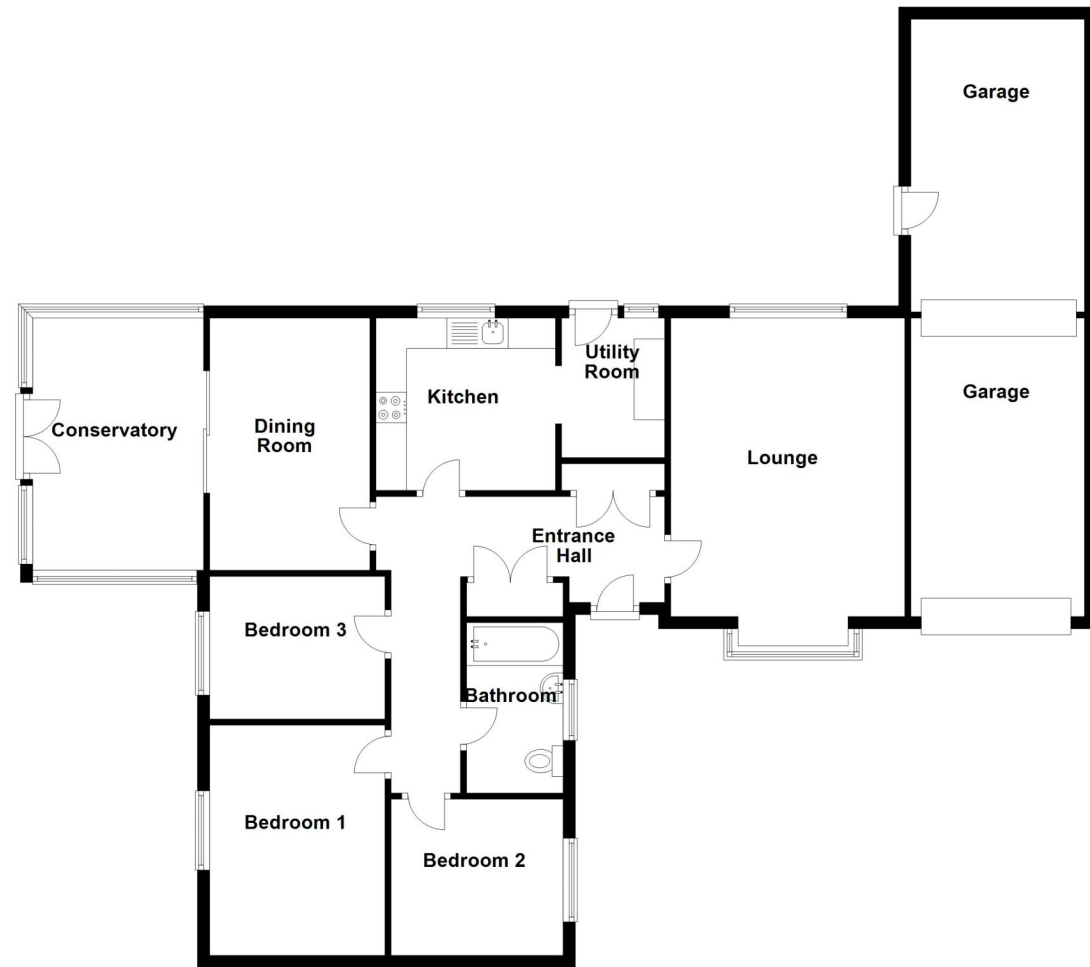


St. Gilberts Close, Pointon, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



7 St. Gilberts Close, Pointon, Sleaford, NG34 0NG

£200,000 Freehold

Offered for sale with NO ONGOING CHAIN this three bedroom detached bungalow is located at the end of this small cul-de-sac with generous plot and tandem garage. The property offers huge potential with flexible accommodation benefiting from, entrance hall, lounge, separate dining room, conservatory, kitchen with utility off, three bedrooms and modern fitted family bathroom. Outside there is a block paved and gravelled driveway providing ample off road parking leading to a tandem garage. The rear garden is a generous wrap around plot providing space to extend further if required (stpp) Please call 01778 392807 for more information.

3 Bedrooms | Entrance Hall | Lounge | Dining Room | Conservatory | Paved & Gravelled Driveway | Modern Fitted Family Bathroom | Tandem Garage

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bourne@winkworth.co.uk
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See things differently.



Bedroom Two - 9'3" x 8'5" (2.82m x 2.57m) With window overlooking the front, electric heater and power points.

Bedroom Three - 9'7" x 7'9" (2.92m x 2.36m) With window overlooking the rear, electric heater and power points.

Bathroom - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, bidet, part tiled walls and frosted window.

Outside - To the front there is a block paved and gravelled driveway providing ample off road parking leading to a TANDEM GARAGE (36'0" x 9'7") The rear garden is a generous wrap around plot being fully enclosed by fencing.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With built in storage cupboards, access to the loft, electric heater and door to.

Lounge - 16' x 12'7" (4.88m x 3.84m) With bay window to the front and further window to the rear, attractive feature fireplace, electric heaters and power points.

Dining Room - 13'7" x 8'7" (4.14m x 2.62m) With sliding doors to the conservatory, electric heater and power points.

Conservatory - 11'7" x 9'2" (3.53m x 2.8m) With windows and doors onto the rear garden.

Kitchen - 9'8" x 9'3" (2.95m x 2.82m) Fitted units comprising, sink with cupboard below, range of wall and base units, space for cooker, space for fridge freezer, space for dishwasher, part tiled walls, electric heater, window to the rear and door leading to.

Utility Room - 7'6" x 5'6" (2.29m x 1.68m) With sink with cupboard below, space and plumbing for washing machine, door and window to the side.

Bedroom One - 12'4" x 9'7" (3.76m x 2.92m) With window overlooking the rear, electric heater and power points.

