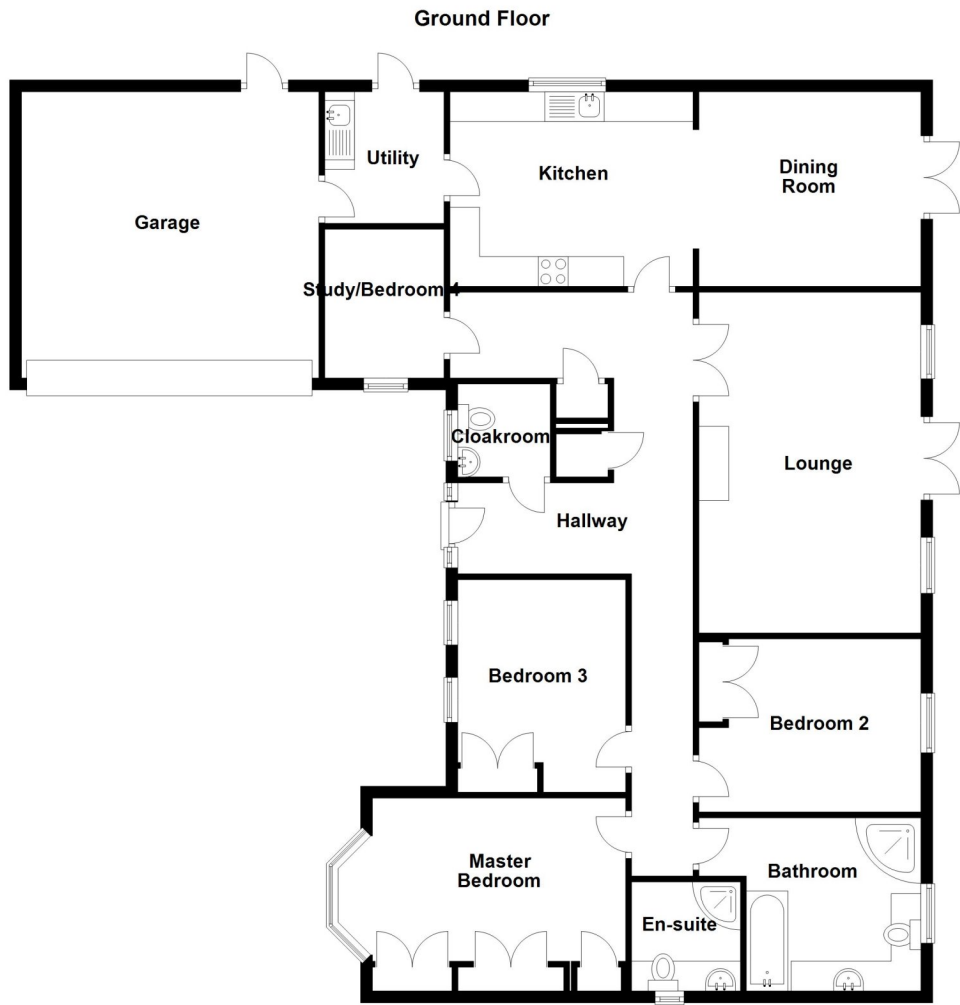


EPC to follow



### 15 Cheviot Close, Sleaford, Lincolnshire, NG34 7UH

£450,000 Freehold

Being built by the current vendor this spacious 3/4 bedroom detached executive bungalow offers generous accommodation with a large open Kitchen Dining room with doors to the southerly facing rear gardens, a generous Living room which also offer access to the gardens, three double bedrooms with built in wardrobes and an En-Suite to the master and a 4th bedroom/ Study, this is enhanced by the desirable position within the cul de sac of Cheviot Close which offers a tucked away location yet easy access to the town centre and road network to nearby towns.

Spacious 3/4 bedroom detached executive bungalow | South facing garden | Desirable position within the cul de sac of Cheviot Close | Access to the town centre and road network to nearby towns.

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See things differently.

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## ACCOMMODATION

**Reception Hallway** - Being approached by a part glazed UPVC door with 2 full height opaque glazed side windows the reception hallway offers access to all principal rooms has a built-in cloak cupboard with light and shelving, built in airing cupboard housing lagged hot water cylinder, radiators, wall lights, wood effect flooring.

**Cloakroom** - A spacious room with Opaque glazed window to front aspect, fitted with a 2-piece suite comprising close coupled WC, pedestal hand wash basin, radiator, extractor fan, coving to ceiling.

**Kitchen** - 13'6" x 10'7" (4.11m x 3.23m) Having UPVC window to side aspect, fitted with a generous range of solid wood fronted base and eye level units with bevel edged work surfacing over, one and a half bowl stainless steel sink, gas hob, eye level oven and micro wave, built in fridge and dishwasher, open arch to Dining Room.

**Dining Room** - 12'2" x 10'8" (3.7m x 3.25m) Approached from the open archway from the kitchen the Dining Room has UPVC French doors to the rear elevation giving access to the southerly facing rear gardens, ceramic tiled flooring, radiator, coving to ceiling.

**Utility Room** - 7'3" x 6'7" (2.2m x 2m) Half glazed UPVC door to side aspect, fitted with a complimentary base and eye level units with bevel edged work surfacing over housing stainless steel sink, space for washing machine and additional appliance, radiator, ceramic tiled flooring, and personal door to garage.

**Living Room** - 18'8" x 12'2" (5.7m x 3.7m) A spacious and light room with two windows and French doors to rear aspect, a stone effect adam style fire place housing electric fire, radiator, television point and coving to ceiling.

**Study/Bedroom 4** - 8'2" x 6'7" (2.5m x 2m) UPVC window to front elevation, Radiator, telephone and television points, wood effect flooring, coving to ceiling.

**Master Bedroom** - 14' x 10'7" (4.27m x 3.23m) Walk in UPVC bay window to front aspect, fitted with a bank of bedroom furniture including wardrobes, drawers and dressing table and containing television point, telephone point, radiator, coving to ceiling.

**En-Suite Shower Room** - Opaque glazed UPVC window to side aspect, fitted with a 3-piece suite comprising corner shower cubicle with mains fed shower, a vanity unit housing WC and hand wash basin, radiator, fully tiled walls, and flooring.

**Bedroom 2** - 12'4" x 9'6" (3.76m x 2.9m) UPVC window to rear aspect, built in double wardrobe, television point, radiator.

**Bedroom 3** - 11'8" x 9'2" (3.56m x 2.8m) 2 UPVC windows to front aspect, built in double wardrobe, television and telephone points, radiator, coving to ceiling.



**Family Bathroom** - Opaque glazed UPVC window to rear aspect, fitted with a 4 piece suite comprising panelled bath, separate corner shower cubicle with mains fed shower over, large vanity unit housing WC and hand wash basin offering ample storage, fully ceramic tiled walls and flooring, radiator.

**Outside** - The property is fronted by a low brick wall with engineering brick copings and twin metal driveway gates lead to a block paved driveway and parking which give access to the Double Garage 17' x 16'6" having single electrically operated garage door, personal door to rear and utility room, light and power points, wall mounted gas fired boiler.

The rear garden is of particular note being southerly facing and enclosed by walling and fencing.

The rear garden is primarily laid to lawn with in set shrubs and a low maintenance edged border, there is a well-proportioned shaped block paved patio and concrete seating area.

There is also gated side access and outside lighting and tap.

## TENURE

Freehold

## COUNCIL TAX BAND

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