



4 ELIZABETH COURT, LINCOLNSHIRE, NG34 7TU

£175,000 FREEHOLD

NO CHAIN Located within close proximity to Sleaford town centre, is this Three Bedroom Detached property which is close to all local amenities. Downstairs, the property boasts a spacious 'L' shaped Lounge/Diner with French doors leading to the rear garden. There is a lovely modern fitted Kitchen with a range of base and eye level units and a fresh scheme of decoration throughout. To the first floor there are Two Double Bedrooms, and Third Bedroom which could make an ideal Study/Dressing Room. There is also a fully tiled modern fitted Bathroom with shower over. Externally the property benefits from block paved driveway offering off-street parking for multiple vehicles. The rear garden is spacious, laid to lawn with a large paved patio area and fencing to all aspects.

ACCOMMODATION

Entrance Hall

Lounge/Diner - 19'5" x 17'3" (5.92m x 5.26m)

Kitchen - 8'2" x 7'1" (2.5m x 2.16m)

Bedroom One - 12'10" x 8'8" (3.9m x 2.64m)

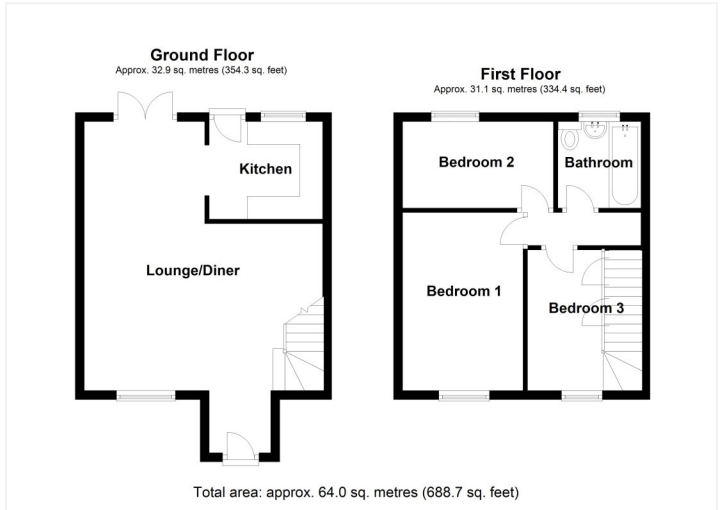
Bedroom Two - 10'11" x 6'3" (3.33m x 1.9m)

Bedroom Three - 10'2" x 5'5" (3.1m x 1.65m)

Family Bathroom

- NO CHAIN
- THREE BEDROOM DETACHED
- BLOCK PAVED DRIVEWAY
- SPACIOUS REAR GARDEN
- LARGE PATIO AREA
- MODERN FITTED KITCHEN
- STYLISH FULLY TILED BATHROOM
- CLOSE TO TOWN CENTRE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



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