



25 FALCON WAY, LINCOLNSHIRE, NG34 7UA

£168,950 FREEHOLD

NO CHAIN Benefitting from no onward chain is this Two Bedroom Semi-Detached home situated on a popular residential area in Sleaford, offering easy access both in and out of town.

The accommodation comprises of Living Room, Kitchen/Diner, Two Bedrooms and a recently modernised Family Bathroom.

The property has a large gravel driveway with parking up to three cars, a front garden, a lovely private SOUTH FACING garden, gas central heating and UPVC double glazing.

Perfect for first time buyers!

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for every step...

ACCOMMODATION

Living Room - 15'1" x 13'3" (4.6m x 4.04m)

Kitchen - 13'3" x 8'2" (4.04m x 2.5m)

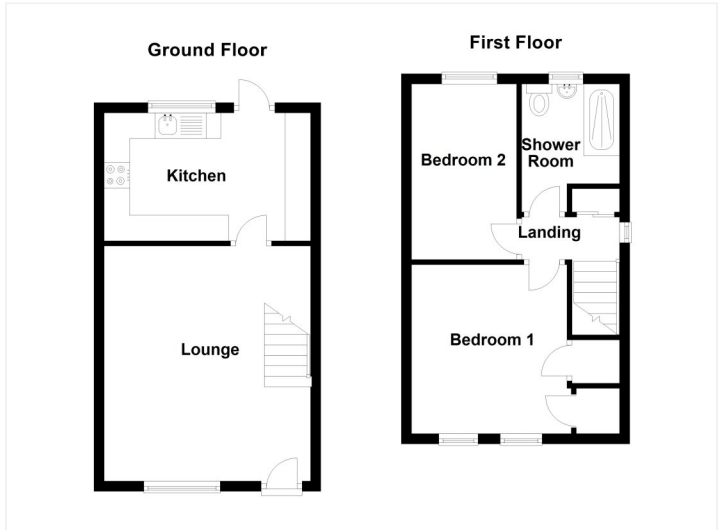
Bedroom One - 10'10" x 9'7" (3.3m x 2m)

Bedroom Two - 11'3" x 6'9" (3.43m x 2.06m)

Family Bathroom

- No Onward Chain
- Two Bedroom Semi-Detached Home
- Large Driveway For 3 Cars
- Corner Plot
- Larger Than Average Garden
- South Facing
- UPVC Double Glazing
- Gas Central Heating
- EPC - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	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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