



Scampton Avenue, Sleaford NG34 6AL

welcome to

Scampton Avenue, Sleaford

A beautifully presented modern detached house situated in a popular development on the outskirts of Sleaford. Benefitting from spacious accommodation throughout, as well as a detached garage and enclosed rear garden. This is a wonderful family home. NO ONWARD CHAIN.



Entrance Hall

Having a radiator and understairs cupboard.

Lounge

There is a TV point, radiator, window to the front with blinds.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, oven, hob, integrated appliances including dishwasher, fridge freezer and washing machine, radiator, tiled flooring, air conditioning unit, window to the rear and patio doors to the rear.

Cloakroom

Fitted with a wash hand basin, WC, radiator, tiled flooring and window to the front.

First Floor Landing

Having a radiator, cupboard and access to the loft.

Bedroom One

There is a TV point, radiator, air conditioning unit and window to the rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator, tiled flooring and window to the side.

Bedroom Two

Having a TV point, radiator and window to the front with blinds.

Bedroom Three

There is a radiator and window to the front with blinds.

Bedroom Four

Having a TV point, radiator and window to the rear with blinds.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, shaver point, radiator and tiled flooring.

Outside Front

To the front of the property there is a driveway with Ohme Home Pro EV charger, providing parking for two vehicles.

Garage**Rear Garden**

The enclosed rear garden has a lawn and extended patio.



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Scampton Avenue, Sleaford

- Detached home just over two years old
- Four bedrooms with en-suite to master
- Air conditioning units fitted downstairs and upstairs
- Detached single garage
- Beautiful kitchen/diner to the rear

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112971 - 0010

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