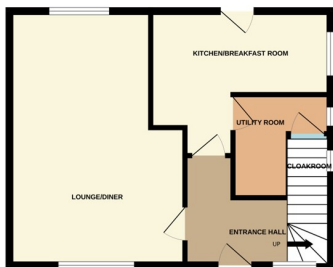




6 Aveland Close, Aslackby, Sleaford, Lincolnshire NG34 0HQ

£150,000



\*\*\*TIME TO BUY\*\*\* Rosedale are pleased to offer to the market this three bedroom semi detached property in the popular village of Aslackby, North of Bourne. This property is in need of updating and is a great opportunity to get a spacious home with green area to the front and fields to the back. The property has a lounge/diner, kitchen/breakfast, utility area and cloakroom. As well as the three bedrooms upstairs there is a separate shower room and WC. Outside the rear garden is fully enclosed with a shed. To the front there is a gravel frontage with ornate shrubs. To fully appreciate this property viewings are highly recommended. EPC Energy Rating E/Council Tax Band A

### ENTRANCE HALL

UPVC glazed door to front, storage heater, stairs to first floor and UPVC double glazed window to front.

### KITCHEN

13' 6" x 11' 10" (max) (4.11m x 3.61m) (approx.) With a range of base and wall mounted units with work surfaces over, stainless steel sink unit with tiled splashbacks, cooker space, fridge freezer space, plumbing for automatic washing machine. UPVC double glazed window to side, UPVC double glazed door to garden and storage heater.

### CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Wall mounted cupboard, partly tiled and UPVC double glazed window to side.

### LOUNGE/DINER

19' 2" x 13' 3" (5.84m x 4.04m) (approx.) UPVC double glazed windows to front and rear and storage heater.

### LANDING

Stairs from ground floor and UPVC double glazed window to side, storage heater and loft access.

### BEDROOM ONE

13' 4" x 9' 2" (4.06m x 2.79m) (approx.) UPVC double glazed window to rear and airing cupboard.

### BEDROOM TWO

13' 6" x 10' 0" (4.11m x 3.05m) (approx.) UPVC double glazed window to front.

### BEDROOM THREE

9' 11" x 6' 3" (3.02m x 1.91m) (approx.) UPVC double glazed window to front and access to over stair cupboard.

### SHOWER ROOM

Fitted with a two piece suite comprising wash hand basin and double walk in shower. Partly tiled walls and UPVC double glazed window to rear.

### WC

Fitted WC and UPVC double glazed window to side.

### OUTSIDE

Front: Gravel area with ornate shrubs. Path to side and gated access to rear.

Rear: Open views to rear, garden enclosed by fencing and hedge with a shed.

### AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

