



**14 St Gilberts Close, Pointon, Sleaford, Lincolnshire NG34 0NG**

**£260,000**



**\*\*\*VERY WELL PRESENTED DETACHED BUNGALOW\*\*\*** Rosedale are delighted to offer this lovely property to the market located in the popular village of Pointon just North of Bourne. The property sits centrally within the plot, and has plenty of off road parking leading to the garage. The property is ideally located within a small bungalow community in a cul de sac. The property has three bedrooms, bathroom, lounge and dining room. The spacious rear garden has been very well looked after and is a real asset to this property. To fully appreciate this bungalow viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

**ENTRANCE HALL**

UPVC door to front, dado rail, storage heater, cupboard, airing cupboard and loft access with ladder.

**LOUNGE**

15' 8" x 11' 11" (4.78m x 3.63m) (approx.) UPVC bay window to front, storage heater and double doors to dining room.

**DINING ROOM**

9' 11" x 9' 8" (3.02m x 2.95m) (approx.) UPVC sliding doors to garden, storage heater and hatch to kitchen.

**KITCHEN/BREAKFAST**

9' 10" x 9' 10" (3.00m x 3.00m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, fridge freezer space, integrated oven, hob, extractor fan, part tiled walls and UPVC window to rear and door to utility.

**UTILITY ROOM**

7' 3" x 5' 4" (2.21m x 1.63m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, UPVC window to rear and stable door to garden.

**BEDROOM ONE**

11' 9" x 10' 0" (3.58m x 3.05m) (approx.) UPVC window to rear and storage heater.

**BEDROOM TWO**

11' 7" x 8' 4" (3.53m x 2.54m) (approx.) UPVC window to front and storage heater.

**BEDROOM THREE**

8' 3" x 7' 0" (2.51m x 2.13m) (approx.) UPVC window to front and storage heater.

**BATHROOM**

Refitted with a four piece suite comprising WC, wash hand basin, bath and double shower cubicle, fully tiled, electric heated towel rail and UPVC window to front.

**OUTSIDE**

Front- Block brick paved driveway, single garage, laid to lawn and mature shrubs.

Rear- Decking, laid to lawn, mature shrubs, summer house, enclosed by fencing and gated access.

**SINGLE GARAGE**
**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.

