

## Hyde Way, Holdingham, Sleaford, NG34 8YS



Asking Price £250,000 Freehold



VIEWING IS A MUST on this detached house in the popular location of Holdingham to appreciate the size and condition of the property. The accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., Four Bedrooms with En-suite to Master, Family Bathroom and Single Integral Garage. EPC Rating is B and Council Tax Band is D. The property is fully UPVC double glazed and has gas central heating.

## Accommodation

The property is entered via a composite part glazed door into the entrance hallway.

## Entrance Hallway

Having a smoke alarm door off to lounge and stairs to first floor landing.

## Lounge

15'7" x 10'10"



The lounge has a T.V. point, telephone point, thermostat heating control and double doors through to the kitchen/diner.

## Kitchen/Diner

18'4" x 10'4"



Having a range of wall and base units with worktop and up-stand over, gas hob with extractor, electric oven, stainless steel sink with mixer tap, space for fridge, breakfast bar, vinyl flooring and a good sized dining area with patio doors leading to the rear garden. There is also a good sized built in understairs cupboard.

## Utility Room

7'3" x 5'2"



Having a base unit with worktop over, space and plumbing for washing machine, wall mounted combi boiler, vinyl flooring and half glazed side access door.

## Downstairs W.C.

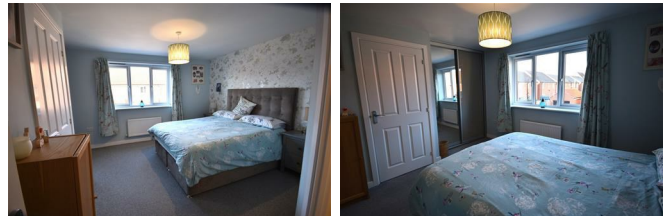
Having a two piece suite comprising of wall mounted wash hand basin with tiled splashback, close coupled W.C. and vinyl flooring.

## Landing

The landing has a built in cupboard, loft access and smoke alarm.

## Master Bedroom

14'2" x 10'3"



Having a built in sliding door double wardrobe and an above the stairs cupboard for further storage.

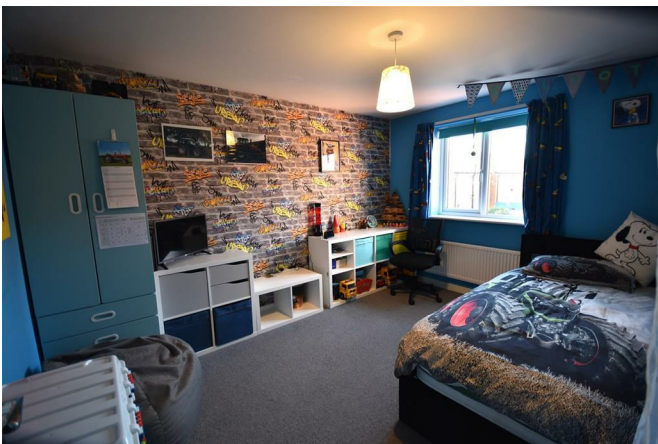


## En-Suite



The en-suite has a fully enclosed tiled shower cubicle with mains fed shower, pedestal wash hand basin with tiled splashback, close coupled W.C., vinyl flooring and extractor fan.

## Bedroom Two 12'2" x 9'3"



## Bedroom Three 9'7" x 9'3"



## Bedroom Four 9'7" x 7'2"

## Bathroom



Having a three piece suite comprising of panelled bath with mixer tap and tiling round, pedestal wash hand basin with tiled splashback, close coupled W.C., vinyl flooring and extractor fan.

## Outside Front

The front has a tarmac driveway providing off road parking for two vehicles in front of the single garage with up and over door and electric car charging point.. There is also a gravelled area with a planted border.

## Outside Rear



The rear garden is fully enclosed by fencing and is mainly laid to lawn with a slabbed patio area, a shed, outside tap and paved side gated access.

## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending

purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

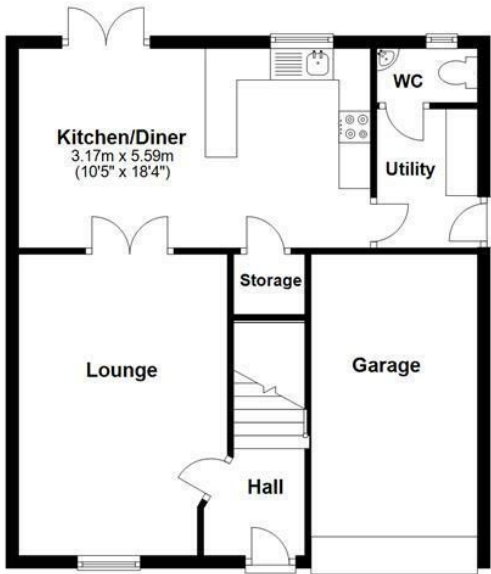
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

#### **Management Fee**

The last service charge for this property was £130.00 and has been paid in full.

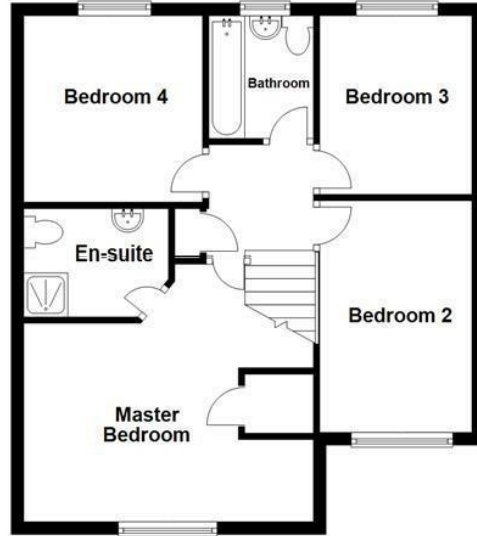
### Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



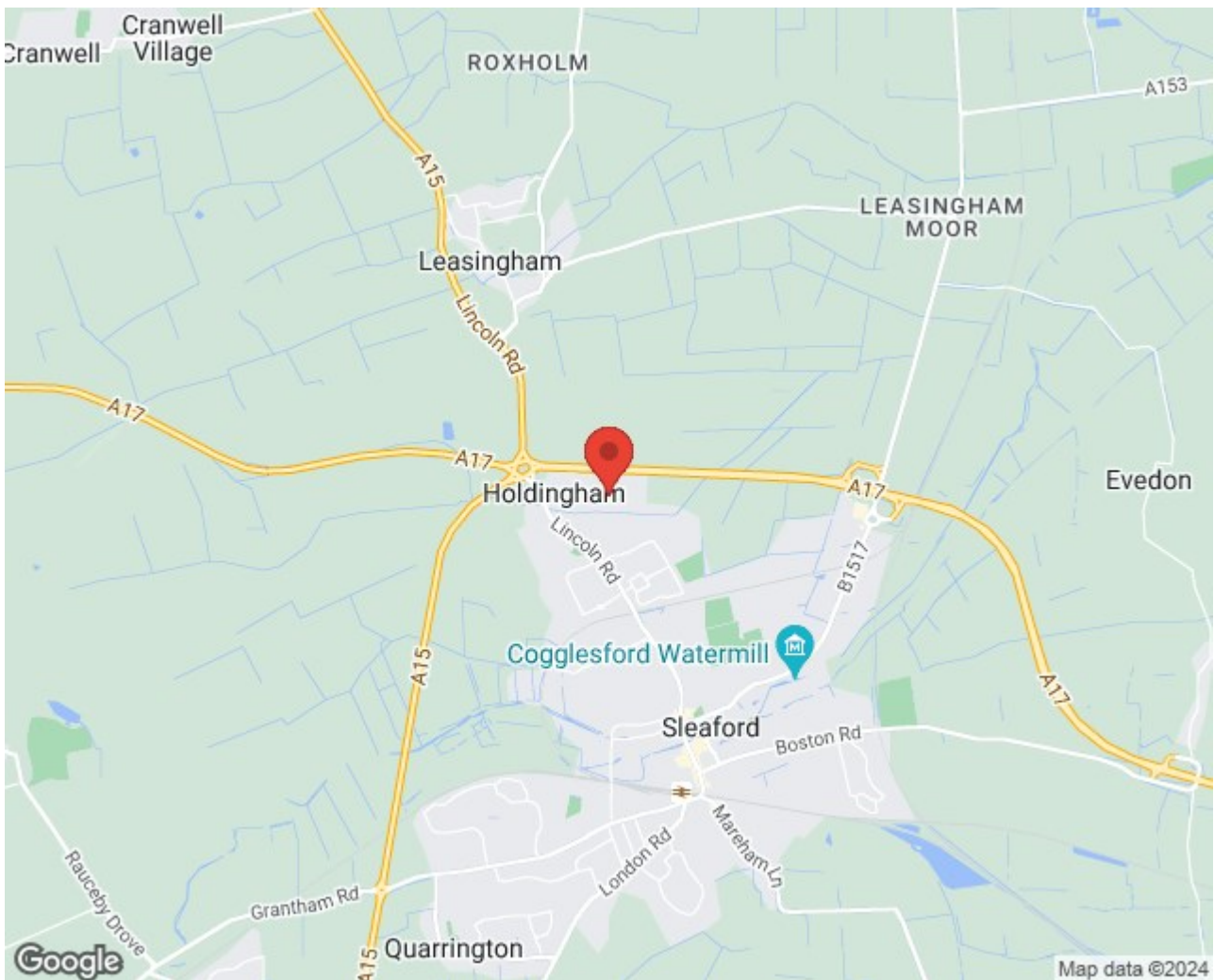
### First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 106.2 sq. metres (1143.6 sq. feet)

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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		<b>97</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	