



Swan View Sleaford Road, Tattershall Lincoln LN4 4LR

welcome to

Swan View Sleaford Road, Tattershall Lincoln

The property comprises in brief of three bedrooms, modern kitchen, open plan lounge/diner, WC room, bathroom, terrace area and parking to the side of the property.



Entrance Hall

Double glazed front door, built in storage cupboard with the boiler in and the entrance hall is to all rooms, there is a WC of the entrance hall.

Wc

Double glazed obscured window to the side, wash hand basin with pedestal, WC, heated towel rail.

Kitchen Diner

Double glazed window to side, range of wall and floor base cupboards, stainless steel wash hand basin with drainer, gas hob, electric cooker, space for fridge and opens up into the lounge diner.

Lounge Diner

21' 2" x 11' 9" (6.45m x 3.58m)

Double glazed window to the front and two double glazed windows to the side, TV point, integral sofa unit, integral dining table and integral set of seating, radiator.

Bedroom One

9' 9" x 6' 5" (2.97m x 1.96m)

Double glazed window to the side, built in wardrobe and radiator.

Bedroom Two

6' 5" x 5' 11" (1.96m x 1.80m)

Double glazed window to the side, wall mounted storage cupboard and radiator.

Bedroom Three

7' 6" x 5' 3" (2.29m x 1.60m)

Double glazed window to the side, wall mounted storage cupboard and radiator.

Bathroom

Double glazed obscured window to the side, wash hand basin with pedestal and mixer tap. shower cubical with a wall mounted shower, heated towel rail and linoleum to floor.

Outside



view this property online williamhbrown.co.uk/Property/BWB112861



welcome to

Swan View Sleaford Road, Tattershall Lincoln

- GREAT LOCATION
- GREAT INVESTMENT OPPORTUNITY
- FANTASTIC SECOND HOME OPPORTUNITY
- CLOSE TO ALL RELEVANT AMENITIES
- ONE OF THE MOST SOUGHT AFTER HOLIDAY PARKS
IN LINCOLNSHIRE

Tenure: EPC Rating: Exempt

from

£40,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB112861

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
BWB112861 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21
6RH



williamhbrown.co.uk