

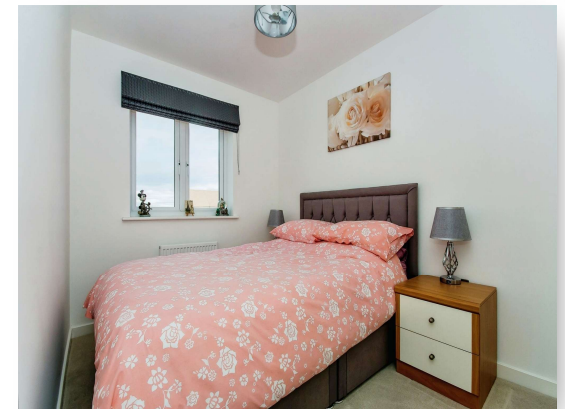
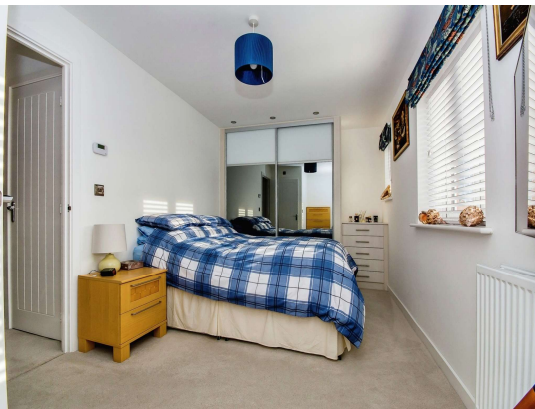


Whittle Road, Holdingham Sleaford NG34 8YU

welcome to

Whittle Road, Holdingham Sleaford

Detached home with upgraded interior, popular location close to Sleaford town centre, comprising of a kitchen diner, lounge, WC & LVT flooring throughout the ground floor. Family bathroom & ensuite shower room to first floor. Off road parking, single garage & fully enclosed landscaped rear garden.



Entrance Porch

3' 7" x 4' 9" (1.09m x 1.45m)

Being approached via a partly glazed door from the front with LVT flooring and further door to the:

Lounge

15' 6" x 10' 3" (4.72m x 3.12m)

There is a remote controlled electric fire with smoke effect and LVT flooring.

Inner Hallway

Having LVT flooring and stairs rising to the first floor.

Cloakroom

3' 1" x 5' (0.94m x 1.52m)

Fitted with a wash hand basin, WC, extractor and LVT flooring.

Kitchen Diner

7' x 18' 11" (2.13m x 5.77m)

Fitted with a range of wall and base units with quartz work surfacing, one and a half bowl stainless steel sink, integrated double electric oven, four ring induction hob, extractor, integrated fridge freezer, integrated washer/dryer and integrated dishwasher. There is an understairs cupboard, LVT flooring and French doors to the garden.

First Floor Landing

Having access to loft and two built in storage cupboards.

Bedroom One

8' 9" x 18' 9" max (2.67m x 5.71m max)

There is a fitted double wardrobe and drawers.

Ensuite

7' 2" x 5' 1" (2.18m x 1.55m)

Fitted with a double shower cubicle with dual head thermostatic shower, pedestal wash hand basin, WC, heated towel rail and extractor.

Bedroom Two

11' 3" x 7' 3" (3.43m x 2.21m)

Having a fitted double wardrobe.

Bedroom Three

7' x 11' 3" (2.13m x 3.43m)

There is a fitted double wardrobe.

Bathroom

6' 7" x 7' 3" (2.01m x 2.21m)

Fitted with a bath with electric shower over, pedestal wash hand basin, WC, heated towel rail and extractor.

Outside Front

To the front of the property there is a tarmac driveway providing parking for two vehicles, paved pathway leading to the front door and gated access to the rear.

Garage

16' 5" x 7' 10" (5.00m x 2.39m)

Having an electric up and over door, power and lighting and fitted alarm system.

Rear Garden

The fully enclosed fenced garden has a central lawn with raised beds to both sides, Indian sandstone patio area, outside tap, double electric point, shed and greenhouse.



view this property online williamhbrown.co.uk/Property/SNH111555



welcome to

Whittle Road, Holdingham Sleaford

- Significantly upgraded
- Three bedroom detached home
- Fully enclosed recently landscaped rear garden
- Off road parking & attached single garage
- Alarm system fitted

Tenure: Freehold EPC Rating: B

£265,000



view this property online williamhbrown.co.uk/Property/SNH111555

Please note the marker reflects the postcode not the actual property



Property Ref:
SNH111555 - 0003

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



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk