



The Hedgerows, Sleaford NG34 8RE

welcome to The Hedgerows, Sleaford

- Two bedroom flat close to town centre
- Breakfast kitchen & lounge
- Family bathroom
- Parking available on first come first served basis
- Available with no chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£86,500

Entrance Hall

There is a radiator, laminate flooring and storage cupboard.

Lounge

12' x 11' 1" (3.66m x 3.38m)
Having a radiator, laminate flooring and double glazed window to the rear.

Kitchen

9' 1" x 6' 1" (2.77m x 1.85m)
Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, single drainer stainless steel sink with mixer tap, electric oven, gas hob and extractor. There is a radiator, plumbing for washing machine and double glazed window to the rear.

Bedroom One

10' x 10' (3.05m x 3.05m)
Having a radiator and double glazed window to the rear.

Bedroom Two

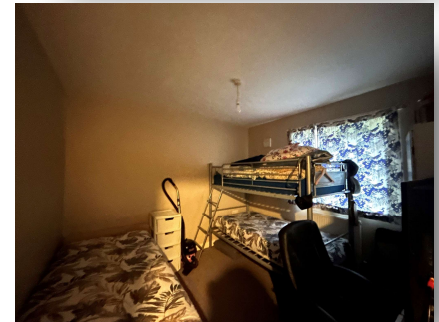
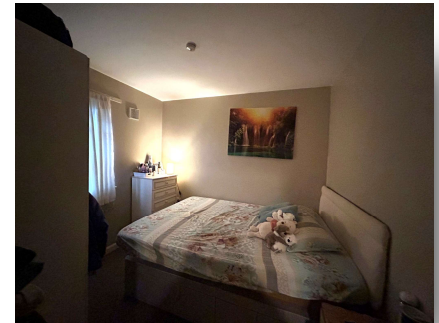
10' x 9' (3.05m x 2.74m)
There is a radiator and double glazed window to the front.

Bathroom

Fitted with a bath with shower over, pedestal wash hand basin with mixer tap, WC, extractor, radiator, tiled walls to the shower area and double glazed window to the front.

Outside

There is a car park with spaces available on a first come first served basis.



view this property online williamhbrown.co.uk/Property/SNH111604



Property Ref:

SNH111604 - 0004

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