



Mulberry Close, Sleaford NG34 7FH

welcome to

Mulberry Close, Sleaford

- Extended semi-detached property
- Four bedrooms
- Ensuite to the master
- Popular location
- Ample parking and single garage

Tenure: Freehold EPC Rating: C

£275,000

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Entrance Hall

Having a radiator.

Cloakroom

Fitted with a wash hand basin, WC, radiator and laminate flooring.

Lounge

24' 2" x 16' 4" (7.37m x 4.98m)
There is a radiator, TV point, laminate flooring, double glazed window to the front and sliding doors to the rear.

Kitchen

18' 9" x 9' 4" (5.71m x 2.84m)
Fitted with a range of wall and base units with work surfacing, one and a half bowl stainless steel sink, electric oven, gas hob, integrated fridge freezer, radiator, tiled flooring, double glazed windows to the side and rear.

Utility Room

11' x 9' 8" (3.35m x 2.95m)
There is a single drainer stainless steel sink, radiator, tiled flooring and double glazed windows to the side and front.

First Floor Landing

Bedroom One

16' x 9' 8" (4.88m x 2.95m)
There is a fitted wardrobe, TV point, radiator, laminate flooring and double glazed windows to the side and front.

Ensuite

9' 7" x 4' 8" (2.92m x 1.42m)
Fitted with s shower cubicle, wash hand basin, WC, radiator, tiled walls, tiled flooring and double glazed window to the rear.

Bedroom Two

10' 1" x 12' 1" (3.07m x 3.68m)
Having laminate flooring, radiator, TV point and double glazed window to the front.

Bedroom Three

9' 6" x 9' 7" (2.90m x 2.92m)
There is a fitted wardrobe, laminate flooring, radiator and double glazed window to the rear.

Bedroom Four

8' 9" x 7' 3" (2.67m x 2.21m)
Having a radiator, laminate flooring and double glazed window to the front.

Bathroom

5' 7" x 6' 5" (1.70m x 1.96m)
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, tiled walls, tiled flooring and double glazed window to the rear.

Outside Front

To the front of the property there is a tarmac driving providing parking for several vehicles on the lead up to the single garage. There is gravelled areas, pathway to the front door and gated access to the garden.

Single Garage

Having up and over door and personal door to the garden.

Rear Garden

The fully enclosed rear garden is mainly laid to lawn and has a patio area to the side.

Agents Note

We have been advised by the vendor that the garden is south facing.



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.



Property Ref:

SNH111711 - 0003

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