





# Mulberry Close, Sleaford NG34 7FH



## welcome to

## **Mulberry Close, Sleaford**

Well-presented extended semi-detached property, situated in a quiet cul-de-sac location but still within walking distance to many amenities. Viewings are highly recommended to appreciate this property in full.













#### **Entrance Hall**

Having a radiator.

#### Cloakroom

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

#### Lounge

24' 2"  $\overline{x}$  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" (  $3.35m \times 2.95m$  ) 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" (  $2.90m \times 2.92m$  ) There is a fitted wardrobe, laminate flooring, radiator and double glazed window to the rear.

#### **Bedroom Four**

 $8^{\prime}$  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" (  $1.70m \times 1.96m$  ) 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.





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## **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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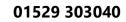


Please note the marker reflects the postcode not the actual property



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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





75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk