



Fairways Sleaford Road, Tattershall Lincoln LN4 4LR


**william
h brown**

**welcome to
Fairways Sleaford Road,
Tattershall Lincoln**

- Built in 2022
- Three bedrooms
- Spacious accommodation
- Off road parking
- Lake views

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 2556.00

Ground Rent: 7782.00

This is a Leasehold property with details as follows; Term of Lease 15 years from 09 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000

view this property online williamhbrown.co.uk/Property/SNH111750



Property Ref:
SNH111750 - 0009

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.

Open Plan Lounge Kitchen Diner

20' 3" x 19' 5" (6.17m x 5.92m)
There is a TV point, spotlights, radiator and windows to both side and front. The kitchen comprises of an integrated electric oven, gas hob and integrated dishwasher.

Outside

Outside there is a large decking area with hot tub, parking and lake views.



Bedroom One

9' 7" x 11' 10" (2.92m x 3.61m)
There are fitted wardrobes, radiator and window to the side.

Ensuite

Fitted with a shower, wash hand basin, WC, radiator and window to the side.

Bedroom Two

9' 10" x 7' (3.00m x 2.13m)
Having fitted wardrobes, radiator and window to the side.

Bedroom Three

9' 6" x 6' 10" (2.90m x 2.08m)
There is a radiator and window to the side.

Bathroom

Fitted with a bath with shower over, wash hand basin, WC and radiator.



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