



Grantham Road, Sleaford NG34 7NW

welcome to

Grantham Road, Sleaford

Spacious property within walking distance to Sleaford Town Centre. The house benefits from high ceilings, modern kitchen, ground floor WC, as well as a first floor shower room. Early viewing is essential.



Entrance Hall

Being approached via a partly glazed door from the front, with further door and having stairs rising to the first floor.

Dining Room

13' 3" x 11' 9" (4.04m x 3.58m)

There is a radiator, storage cupboard, double glazed window to the rear, door to the kitchen and opening to the:

Lounge

14' x 11' 5" (4.27m x 3.48m)

Featuring a fireplace with marble hearth and surround, radiator, TV point and double glazed bay window to the front.

Kitchen

12' 3" x 7' 9" (3.73m x 2.36m)

Fitted with a range of modern wall and base units with work surfacing over, single drainer sink, integrated double oven, hob, stainless steel extractor hood and integrated dishwasher. There is a double glazed window to the side, double glazed door to the rear yard and door to the:

Rear Lobby

With space for fridge freezer and door to:

Utility / WC

7' 10" x 8' 3" (2.39m x 2.51m)

There is work surfacing, plumbing for washing machine, WC, wash hand basin, radiator and double glazed window to the side.

First Floor Landing

Having loft access, radiator, airing cupboard housing a wall mounted gas central heating boiler and double glazed window to the side.

Bedroom One

11' 6" x 15' max into wardrobe (3.51m x 4.57m max into wardrobe)

There is a radiator and double glazed window to the front.

Bedroom Two

13' 3" x 8' 10" (4.04m x 2.69m)

Having a radiator and double glazed window to the rear.

Bedroom Three

8' x 8' 9" max (2.44m x 2.67m max)

There is a radiator and double glazed window to the rear.

Shower Room

Fitted with a large shower cubicle with wall mounted shower, wash hand basin with vanity unit below, WC and double glazed window to the side.

Outside Front

To the front of the property there is a walled border with path leading to the front door.

Rear Yard

With gated shared access.

Rear Garden

The beautiful fully enclosed rear garden has a decked area, water feature, flower and shrub borders, timber shed, grapevine, timber workshop/shed with double doors to the side.



view this property online williamhbrown.co.uk/Property/SNH112024



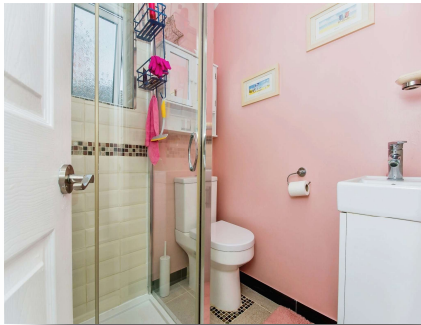
welcome to

Grantham Road, Sleaford

- Spacious three bedroom house
- Generous reception rooms
- Modern kitchen & utility
- Stunning garden with workshop
- Close to town centre

Tenure: Freehold EPC Rating: E

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112024



Property Ref:
SNH112024 - 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