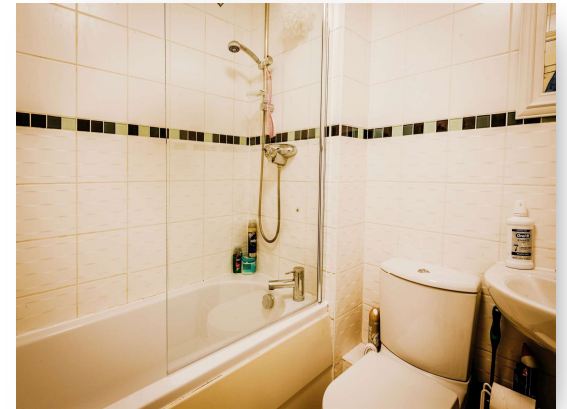
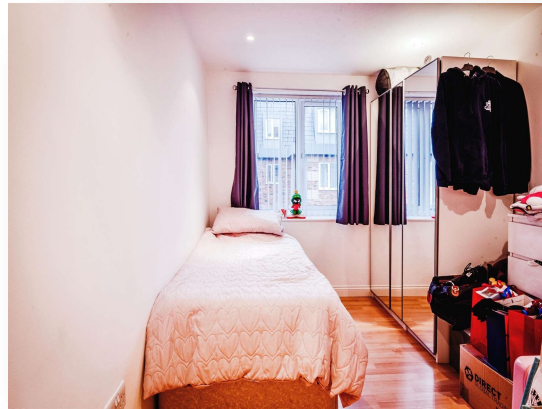


Grosvenor Mews, Billingborough Sleaford NG34 0PT

welcome to

Grosvenor Mews, Billingborough Sleaford

This modern first floor flat in a desirable village location features underfloor heating, a bright open-plan living area with a sleek kitchen and well-proportioned bedrooms. It includes an allocated parking space and offers a perfect blend of contemporary comfort and rural charm.



Entrance Hall

Lounge

9' x 21' 1" (2.74m x 6.43m)

There is a TV point, underfloor heating, door to a Juliet balcony, window to the side and units on one wall.

Kitchen

6' x 8' (1.83m x 2.44m)

Fitted with a range of wall and base units with work surfacing, tiled splashbacks, stainless steel single drainer sink with mixer tap, built-in oven, hob, extractor, plumbing for washing machine, space for fridge freezer and underfloor heating.

Bedroom One

7' 1" x 11' (2.16m x 3.35m)

There is underfloor heating and window to the side.

Bedroom Two

8' x 11' (2.44m x 3.35m)

Having underfloor heating and window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, pedestal wash hand basin with mixer tap, WC, fully tiled walls and underfloor heating.

Outside

Outside there is allocated parking.



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welcome to

Grosvenor Mews, Billingborough Sleaford

- Two bedroom first floor flat
- Underfloor heating
- Allocated parking space
- Ideal for first time buyers or investors
- No chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112217



Property Ref:
SNH112217 - 0007

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.


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