





# **Riverside Close, Sleaford NG34 7RF**



## welcome to

## **Riverside Close, Sleaford**

A semi-detached, Grade II listed house, finished to a high standard with Karndean flooring downstairs, wool carpets, solid oak worktops and mezzanine overlooking the lounge, just to name a few of the features. This is simply a must view!!!













Entrance Hall

Having Karndean flooring and radiator.

#### **Bedroom One**

10' x 11' ( 3.05m x 3.35m ) Having built-in wardrobes and radiator.

#### Kitchen

13' 9" x 10' 7" max ( 4.19m x 3.23m max ) Fitted with a range of wall and base units with solid oak work surfacing over, Belfast style sink, electric oven, gas hob, extractor, plumbing for washing machine, space for fridge freezer, Karndean flooring and radiator.

#### **First Floor Landing**

Access to the loft, which is 12'8 x 7'9 and window to the side.

#### Lounge

11' x  $1\overline{4}$ ' 4" ( 3.35m x 4.37m ) There is a TV point and two radiators. There are stairs up to the mezzanine area.

#### **Bedroom Two**

9' 3" x 6' 11" ( 2.82m x 2.11m ) There is built-in storage and radiator.

#### **Shower Room**

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC and heated towel rail.

**Outside Front** 

To the front of the property there is parking.

#### Rear Garden

There is a full enclosed low maintenance rear garden.





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## **Riverside Close, Sleaford**

- Grade II listed
- Modern two bedroom semi-detached house with "cottage features"
- Off road parking and garden to rear
- Mezzanine overlooking the lounge
- Downstairs double bedroom

Tenure: Freehold EPC Rating: D Council Tax Band: A

## £175,000







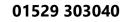


Please note the marker reflects the postcode not the actual property



Property Ref: SNH112229 - 0005 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.

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