



**Jacobson Close, Holdingham Sleaford NG34 8YR**



**welcome to**

**Jacobson Close, Holdingham Sleaford**

Well-presented detached home with multiple reception rooms based on the outskirts of Sleaford. The property benefits from four good sized bedrooms and enclosed rear garden. Viewing highly recommended. NO ONWARD CHAIN.



**Entrance Hall**

Having a radiator and stairs to the first floor.

**Lounge**

13' 2" x 10' 8" ( 4.01m x 3.25m )

Featuring a fireplace, radiator, TV point and window to the front.

**Kitchen Diner**

20' 1" x 9' 5" ( 6.12m x 2.87m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, built-in oven, four ring gas hob, extractor, plumbing for washing machine, space for fridge freezer, tiled flooring, radiator, window and French doors to the rear garden.

**Utility Room**

6' 2" x 5' 4" ( 1.88m x 1.63m )

There are wall and base units with work surfacing over, single drainer sink, plumbing for washing machine, space for further appliance, boiler, radiator and door to the garden.

**WC**

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

**Study / Diner**

11' x 10' ( 3.35m x 3.05m )

Having a radiator, TV point and window to the front.

**First Floor Landing**

There is a storage cupboard.

**Bedroom One**

13' x 11' 5" ( 3.96m x 3.48m )

Having a radiator, TV point and window to the rear.

**Ensuite**

Fitted with a shower cubicle, wash hand basin with mixer tap, WC, radiator, extractor and window to the rear.

**Bedroom Two**

11' 5" x 13' ( 3.48m x 3.96m )

There is a radiator and window to the front.

**Bedroom Three**

9' 10" x 9' ( 3.00m x 2.74m )

Having a radiator and window to the front.

**Bedroom Four**

8' 4" x 7' 6" ( 2.54m x 2.29m )

There is a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of a bath with mixer tap shower attachment, wash hand basin, WC, radiator, extractor and window to the rear.

**Outside Front**

To the front of the property there is a lawned border.

**Rear Garden**

The enclosed rear garden is mainly laid to lawn with a raised decked area.

**Garage / Home Office**

Having up and over door to the front, whilst to the rear of the garage has been converted to a home office with personal door to the garden.



***view this property online*** [williamhbrown.co.uk/Property/SNH112270](http://williamhbrown.co.uk/Property/SNH112270)



**welcome to**

## **Jacobson Close, Holdingham Sleaford**

- Beautifully presented throughout
- Partially converted garage to home office
- Enclosed rear garden
- Ensuite to master
- NO ONWARD CHAIN

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

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112270](http://williamhbrown.co.uk/Property/SNH112270)



Property Ref:  
SNH112270 - 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.

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](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**