



Kinross Road, Sleaford NG34 8GF

welcome to

Kinross Road, Sleaford

A well-presented end-of-terrace home in popular Greylees. Features a spacious lounge, modern kitchen diner with French doors to the garden, downstairs WC, master with ensuite, enclosed garden and allocated side parking. Ideal for families or first-time buyers.



Entrance Hall
Having a radiator.

Lounge
17' 6" max x 11' 10" max (5.33m max x 3.61m max)
There is a TV point, two radiators and a bay window to the front.

Kitchen Diner
15' 4" x 9' 5" (4.67m x 2.87m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, plumbing for washing machine, space for fridge freezer, radiator, window to the rear and French doors to the rear garden.

Cloakroom
Fitted with a wash hand basin, WC and radiator.

First Floor Landing
Having a cupboard and window.

Bedroom One
11' 5" x 10' 5" (3.48m x 3.17m)
There is a built-in wardrobe, TV point, radiator and window to the front.

Ensuite
Fitted with a shower cubicle, wash hand basin, WC, radiator and window.

Bedroom Two
11' 10" x 8' 2" (3.61m x 2.49m)
Having a TV point, radiator and window to the front.

Bedroom Three
8' 4" x 7' 1" (2.54m x 2.16m)
There is a radiator and window to the front.

Bathroom
8' max x 6' max (2.44m max x 1.83m max)
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC and radiator.

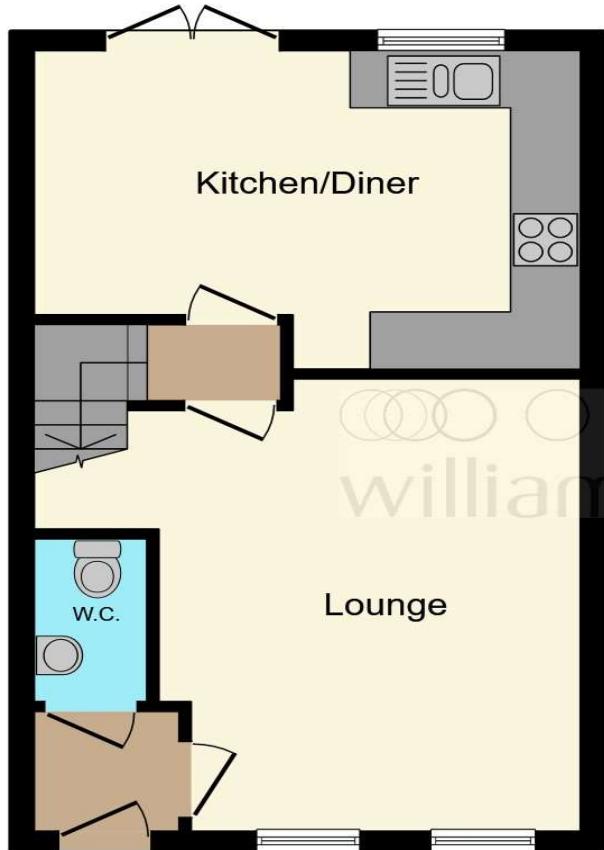
Outside Front
To the front of the property there is off road parking for two or three vehicles.

Rear Garden
The enclosed rear garden has a shed.

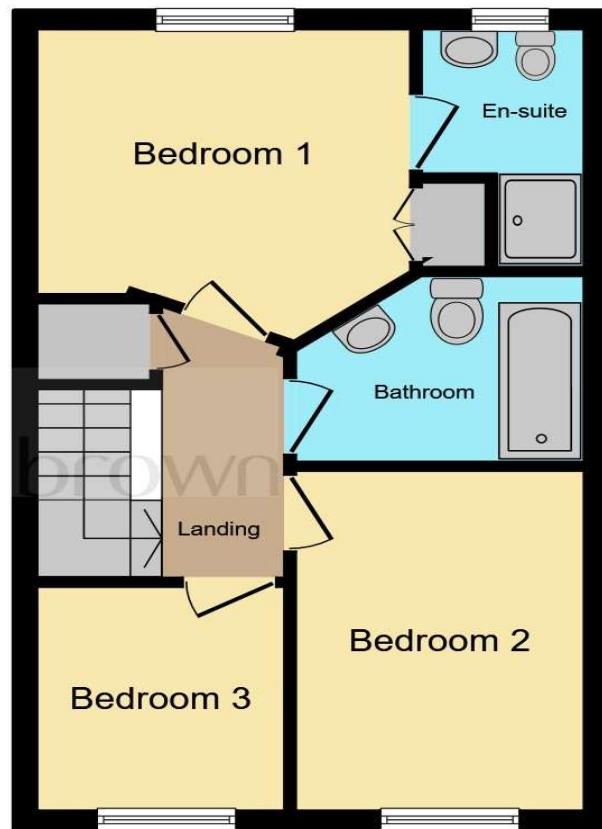


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Kinross Road, Sleaford

- Ideal for first time buyers
- Popular residential estate
- Ensuite to master
- Driveway for two cars to the side
- Large kitchen diner

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£190,000



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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.



Property Ref:
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