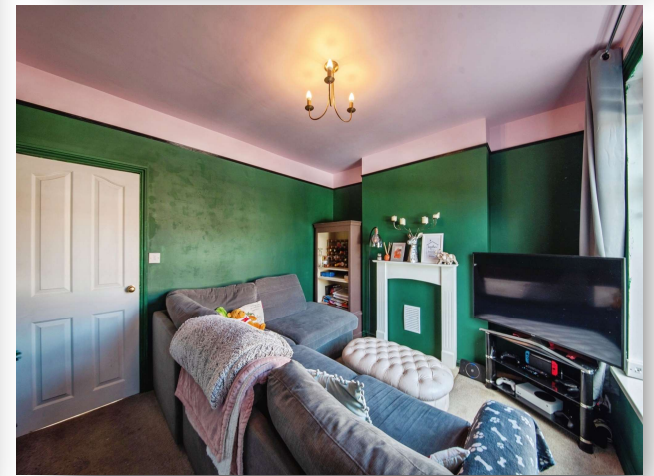




King Edward Street, Sleaford NG34 7NF

welcome to

King Edward Street, Sleaford

A mid-terrace home situated close to the town centre, schools and transport links which makes it an excellent opportunity for first-time buyers, families or investors. This property offers well-proportioned bedrooms and generous living space throughout downstairs, along with an enclosed courtyard.



Lounge

11' 10" max x 10' 8" (3.61m max x 3.25m)

Being entered via a front door with a radiator, TV point and window to the front.

Dining Room

12' 1" max x 11' 9" (3.68m max x 3.58m)

Having understairs cupboard, radiator and window to the rear.

Kitchen

12' 11" x 6' 8" (3.94m x 2.03m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, double oven, hob, extractor, radiator and window to the side.

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Fitted with a suite comprising a bath with shower over, wash hand basin, WC, radiator and window to the rear.

First Floor Landing

Having a radiator.

Bedroom One

12' max x 10' 10" (3.66m max x 3.30m)

There is a built-in cupboard (wardrobe area), radiator and window to the front.

Bedroom Two

11' 10" x 6' 5" (3.61m x 1.96m)

Having a radiator and window to the rear.

Bedroom Three

8' 11" x 8' 8" (2.72m x 2.64m)

There is a TV point, radiator and window to the rear.

Outside Front

Having a gravelled area and side access to the rear garden with gate.

Rear Garden

There is a low maintenance rear garden with a shed and decked area.



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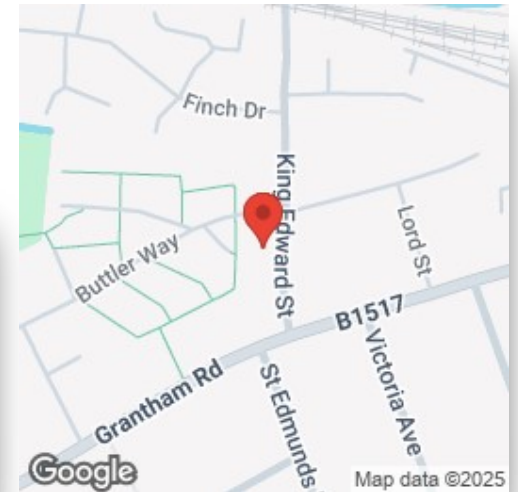
welcome to

King Edward Street, Sleaford

- Three well-proportioned bedrooms
- Enclosed rear courtyard with shed and decking area
- Ideal for first time buyers or investors
- Walking distance to all amenities such as schools, shops and train station
- Galley kitchen leading to large dining area

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

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112807 - 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.

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