



**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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**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](http://www.focalagent.com)

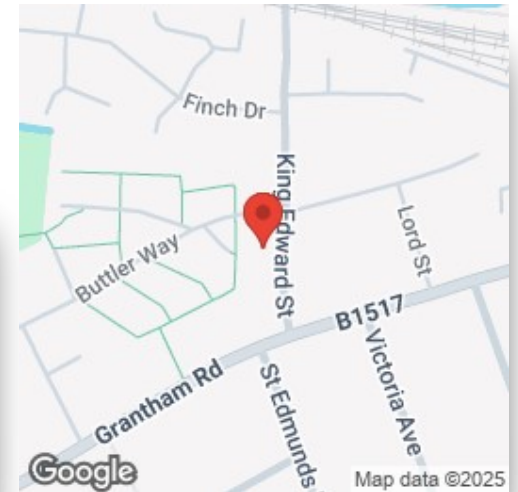
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## **King Edward Street, Sleaford**

- 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 - 0006

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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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