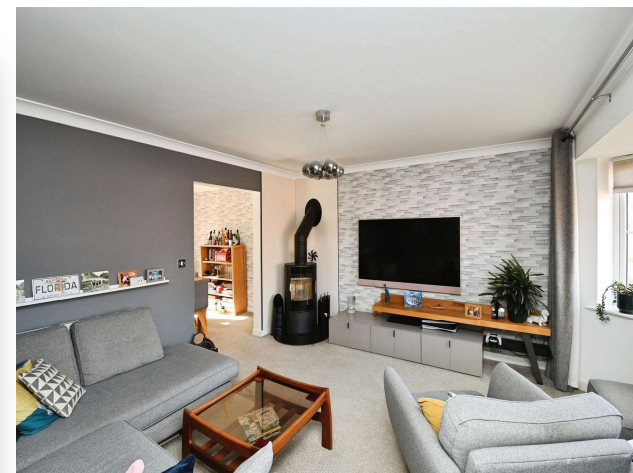


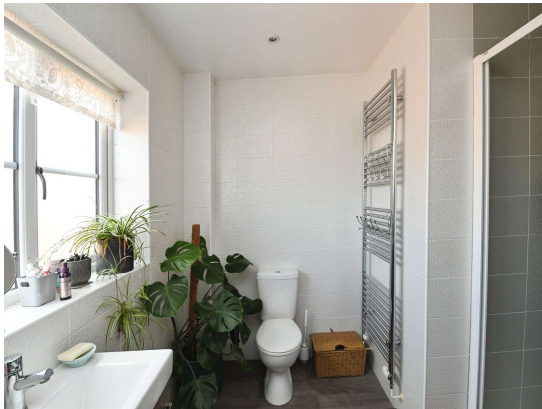


Carlton Close, Sleaford NG34 7WN

welcome to

Carlton Close, Sleaford

A beautifully finished modern detached home in a sought-after Sleaford cul-de-sac, featuring a spacious lounge, stylish kitchen diner, study, utility room and ensuite. Outside offers a landscaped garden with porcelain tiled patio and summer house, plus driveway and double garage.



Entrance Hall

Having tiled flooring, radiator, understairs storage and seating bench.

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

Featuring a multi-fuel burner, TV point, radiator and bay window to the front.

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)

There is a radiator and patio doors to the rear.

Kitchen & Snug

13' 1" x 9' 10" (3.99m x 3.00m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, gas hob, integrated appliances including oven, dishwasher and wine cooler. There are two radiators, tiled flooring and window to the side.

Utility Room

10' 5" x 6' 3" (3.17m x 1.91m)

Having base units with work surfacing, single drainer sink, plumbing for washing machine and window to the rear.

Study

10' 2" x 8' 6" (3.10m x 2.59m)

Having a radiator and window to the front.

Cloakroom

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

First Floor Landing

Having a storage cupboard and radiator.

Bedroom One

13' 9" x 12' 2" (4.19m x 3.71m)

There are built-in wardrobes, TV point, radiator and window to the front.

Ensuite

8' 10" x 5' 3" (2.69m x 1.60m)

Fitted with a shower cubicle, wash hand basin with storage below, WC, heated towel rail, vinyl flooring and window to the front.

Bedroom Two

13' 1" x 12' 9" (3.99m x 3.89m)

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

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m)

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

Bedroom Four

10' 2" x 9' 7" (3.10m x 2.92m)

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

Bathroom

7' 7" x 8' 11" (2.31m x 2.72m)

Fitted with a suite comprising of a bath with shower over, wash hand basin with storage below, WC, heated towel rail, vinyl flooring and window to the rear.

Outside Front

To the front of the property there is a block paved driveway.

Double Garage

Rear Garden

The enclosed rear garden has porcelain tiles, steps up to a lawn, decking area and access to the summerhouse.



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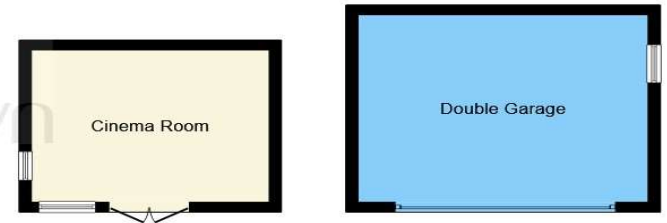




Ground Floor



First Floor



Outbuilding

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

Carlton Close, Sleaford

- Four bedroom detached house with double garage
- Immaculate garden with porcelain patio and summer house
- Four double bedrooms with ensuite
- Fitted kitchen leading into dining area
- Simply a MUST VIEW!

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

£379,950



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SNH112880](https://www.williamhbrown.co.uk/Property/SNH112880)



Property Ref:
SNH112880 - 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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