



**Maiden Grove, Sleaford NG34 7GH**

**welcome to**

**Maiden Grove, Sleaford**

Well-presented semi-detached home with a detached garage, driveway for two cars and enclosed rear garden. The property offers a modern kitchen, spacious lounge diner with French doors to the garden and a contemporary bathroom. Ideally located close to local amenities, schools and transport links.



**Entrance Hall**

Having a storage cupboard.

**Lounge Diner**

11' 7" x 14' 6" max ( 3.53m x 4.42m max )

There is a TV point, radiator, understairs cupboard and patio door to the rear.

**Kitchen**

11' 7" x 10' 11" ( 3.53m x 3.33m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer sink, oven, gas hob, extractor, plumbing for washing machine, space for fridge freezer, vertical radiator and window to the front.

**First Floor Landing**

Having a window to the side.

**Bedroom One**

11' 8" x 11' 5" ( 3.56m x 3.48m )

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

**Bedroom Two**

11' x 8' 8" max ( 3.35m x 2.64m max )

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

**Bathroom**

8' x 4' 9" ( 2.44m x 1.45m )

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

**Outside Front**

To the front of the property there is a driveway providing parking for multiple vehicles on the lead up to the garage and gated access to the rear.

**Garage**

Having up and over door.

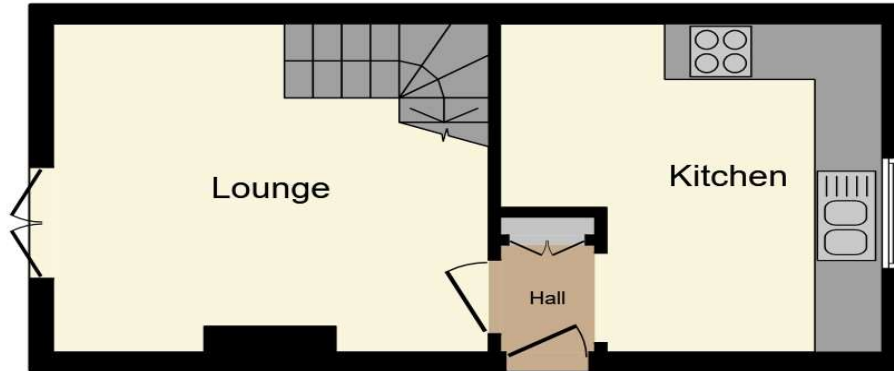
**Rear Garden**

The enclosed rear garden has a lawn and patio.

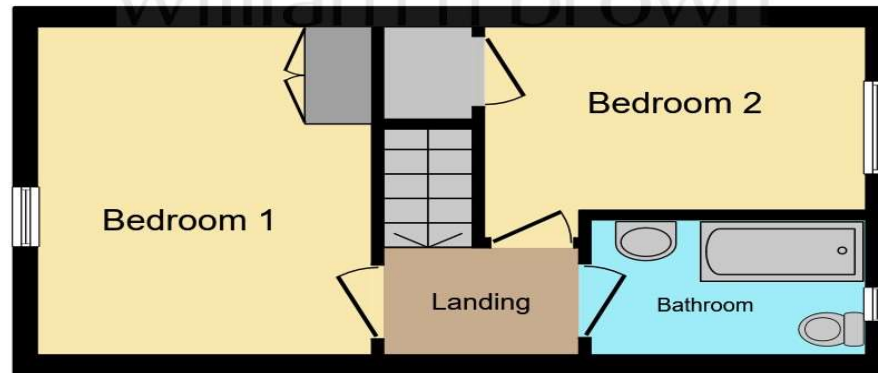


**view this property online** [williamhbrown.co.uk/Property/SNH112562](http://williamhbrown.co.uk/Property/SNH112562)





**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)

**welcome to**

## **Maiden Grove, Sleaford**

- Ideal for first time buyers or investors
- Detached garage and driveway for two cars
- Recently refurbished family bathroom
- Popular residential area in close proximity to amenities
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112562](http://williamhbrown.co.uk/Property/SNH112562)



Property Ref:  
SNH112562 - 0003

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)**