

property details **approval form**

Brooklands Cottage, Aveland Way, Aslackby, Sleaford, Lincolnshire, NG34 0HG

Date: 06 October 2025

Property Ref and Version: SNH112891 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

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>> **price**

£170,000

Tenure: Freehold

>> **key features**

- > End-terraced cottage in quiet village location
- > Wrap-around mature garden
- > Driveway for multiple vehicles
- > Well-maintained throughout
- > NO ONWARD CHAIN
- > EPC Rating: E

>> **short description**

A charming end-terraced cottage in a peaceful village, featuring a cosy living room, well-equipped kitchen/dining area and utility room. It benefits from a wrap-around lawned garden and driveway. This home offers a great opportunity for a quick purchase in a friendly community. NO ONWARD CHAIN.

>> **long description**

This charming two-bedroom end-terraced cottage offers a perfect blend of traditional character and modern living in a peaceful village setting. Inside, you will find a cosy living room flowing into a well-equipped kitchen/dining area filled with natural light, plus a convenient utility room for extra storage and laundry needs. Upstairs, there are two comfortable bedrooms and a family bathroom with contemporary fittings.

A standout feature of the property is the wrap-around lawned garden, providing a private and peaceful outdoor space ideal for relaxing, gardening or entertaining. The driveway offers convenient off-road parking.

Being sold with no onward chain, this home presents an excellent opportunity for a quick and smooth purchase. Set in a quiet, friendly community surrounded by beautiful countryside, it is ideal for those seeking a tranquil lifestyle within easy reach of local amenities and transport links. Early viewing is highly recommended to fully appreciate everything this lovely cottage has to offer.

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>> **directions**

>> **Agent Note**

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>> room description

Utility Room

There is plumbing for washing machine, built-in pantry and window to the rear.

Lounge

11' 5" x 11' 4" (3.48m x 3.45m)

Featuring a wood burner, radiator, TV point and windows to the side and rear.

Kitchen Diner

17' 2" x 8' 9" (5.23m x 2.67m)

Fitted with a range of base units with work surfacing over, single drainer sink, freestanding electric oven, space for fridge freezer, plumbing for dishwasher, radiator and two windows to the front.

First Floor Landing

Having access to the loft.

Bedroom One

11' 4" x 10' 10" (3.45m x 3.30m)

There is a built-in cupboard, radiator and window to the rear.

Bedroom Two

9' 10" x 8' 1" (3.00m x 2.46m)

Having a radiator and window to the front.

Bathroom

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

Outside Front

To the front of the property there is a driveway providing parking for multi vehicles.

Garden

The wrap-around garden is well-presented with a lawn, seating area to the rear and protected by a front hedge.

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>> **room description**

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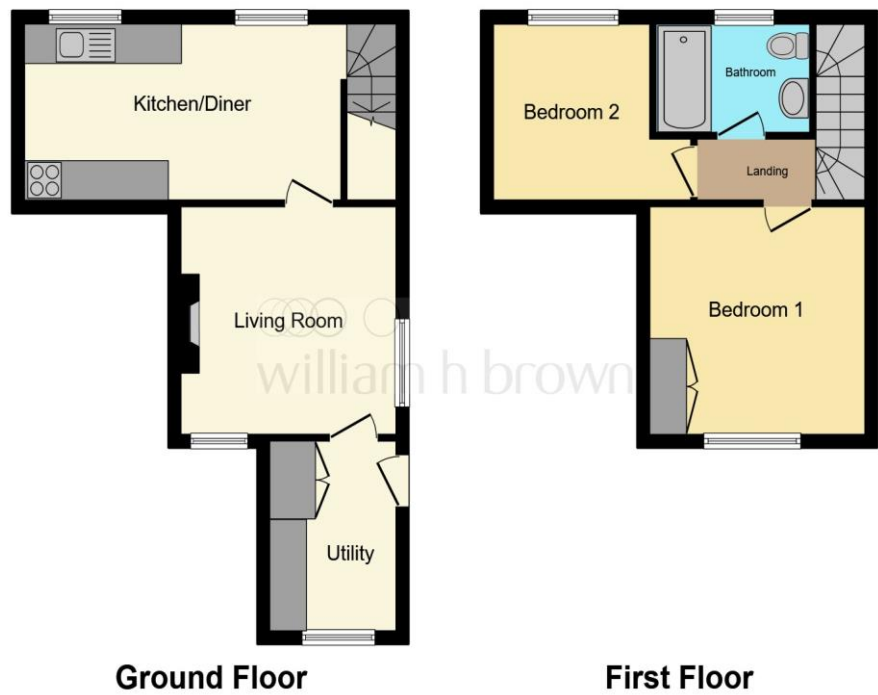
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>> floor plan



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

>> approval

	Signature	Date
Elliot Pogson		
Mr B.A. Murphy		