



The Chedworth Whittle Road, Holdingham Sleaford NG34 8YU

welcome to

The Chedworth Whittle Road, Holdingham Sleaford

The Chedworth - Plot 1, Holdingham Grange, Sleaford

An impressive four bedroom detached family home overlooking open space, with garage and private rear garden. The Chedworth offers spacious, flexible accommodation ideal for modern family living. Call 01529 303040 to arrange a viewing

Entrance Hallway

With doors leading to Dining Room, Living Room, Kitchen & Stairs leading to the first floor

Dining Room

10' 9" x 9' 10" (3.28m x 3.00m)

Having window to the front aspect

Living Room

13' 3" x 10' 9" (4.04m x 3.28m)

Having window to the front aspect

Kitchen Family Room

20' 3" x 9' 6" (6.17m x 2.90m)

Open plan kitchen family room with French doors to the garden & door leading to Utility.

Fitted Kitchen with a range of wall & base unit.

Utility

Fitted units & Space for Washing Machine

W.C

Convenient Downstairs WC with Basin & Toilet

Landing

Having doors leading to all bedrooms & Family Bathroom

Two convenient storage cupboards

Master Bedroom

10' 9" x 11' 5" (3.28m x 3.48m)

Having window to the rear aspect & door leading to;

Ensuite

Fitted with Shower, Wash Hand Basin & Toilet

Bedroom Two

8' 5" x 11' 5" (2.57m x 3.48m)

Having window to the front aspect

Bedroom Three

9' x 9' 8" (2.74m x 2.95m)

Having window to the front aspect

Bedroom Four

8' 2" x 7' 8" (2.49m x 2.34m)

Having window to the rear aspect

Family Bathroom

Comprising Bath with Shower Over, Toilet & Wash Hand Basin



Exterior

Plot 1 benefits from a Driveway & Garage.
A rear Garden ideal for families & entertaining.

Location

Location - Sleaford

Holdingham Grange is ideally located on the edge of the historic market town of Sleaford, offering an excellent balance of countryside surroundings and everyday convenience. Sleaford boasts a wide range of independent shops, supermarkets, cafés and restaurants, as well as well-regarded schools, leisure facilities and healthcare services.

The town benefits from strong transport links, including a mainline railway station with direct services to Lincoln, Grantham and beyond, and easy access to the A15 and A17, making it ideal for commuters. Surrounded by Lincolnshire countryside, Sleaford also offers plenty of opportunities for outdoor pursuits and family days out.

A fantastic opportunity to secure a high-quality, spacious family home in a sought-after location.



view this property online williamhbrown.co.uk/Property/SNH113019



welcome to

The Chedworth Whittle Road, Holdingham Sleaford

- PLOT 1 - THE CHEDWORTH
- FOUR BED DETACHED HOUSE WITH GARDEN & GARAGE
- OPEN PLAN KITCHEN FAMILY ROOM WITH DOORS TO THE REAR GARDEN & UTILITY
- SEPARATE LOUNG & DINING ROOM & CONVENIENT W.C.
- 4 BEDROOMS, ENSUITE TO MASTER & FAMILY BATHROOM

Tenure: Freehold EPC Rating: Exempt

£299,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113019



Property Ref:
SNH113019 - 0002

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



Sleford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



williamhbrown.co.uk