



Brocklebank Way, Sleaford  
£164,000



- Terraced House
- Two Double Bedrooms
- Only 4 Years Old
- Low Maintenance Front and Rear Gardens
- Two Allocated Parking Spaces
- No Onward Chain
- Freehold
- EPC rating B; Council Tax Band: A



Built only 4 years ago is this Two Double Bedroom Terraced House on the popular Holdingham Grange site on the edge of Sleaford. The property benefits from Two Allocated Parking Spaces, low maintenance front and rear gardens and is immaculately presented throughout. Internally comprising; Entrance Hall, Lounge, Kitchen Diner, Cloakroom, Two Double Bedrooms and Family Bathroom. An early viewing is highly recommended to fully appreciate the standard of property on offer.

### Entrance Hall

With part glazed door to front and stairs leading to 1st floor.

### Cloakroom

With wall mounted hand wash basin, low level wc, window to front aspect and radiator.

### Lounge

2.64m x 4.60m (8'8" x 15'1")

With TV point, BT point, window to front aspect and radiator.

### Kitchen Diner

3.83m x 2.41m (12'7" x 7'11")

Having a range of base and eye level units with work surface over, integrated oven with 4 ring induction hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer, one and a half sink with drainer, French doors to garden, window to garden and radiator.





### Landing

With stairs taken from Entrance Hall and access to loft.

### Bedroom One

3.83m x 2.46m (12'7" x 8'1")

With window to rear aspect and radiator.

### Bedroom Two

3.83m x 2.59m (12'7" x 8'6")

With two windows to front aspect, storage cupboard over stairs and radiator.

### Bathroom

Modern three piece suite comprising paneled bath with mains fed shower over, pedestal hand wash basin, low level wc, chrome heated towel rail and extractor fan.

### Outside

The front of the property is well presented being laid to artificial turf with decorative shrubbery, pathway to front Entrance. There are two allocated parking spaces to the side of the property.

The rear property is again well presented and of low maintenance with a patio area leading to decking, further leading to artificial turf with timber fence surround.

### Maintenance Charge

The Holdingham Grange development is subject to an annual maintenance charge, please contact our office for more information.



### Agents Note

These are draft particulars awaiting vendor approval.

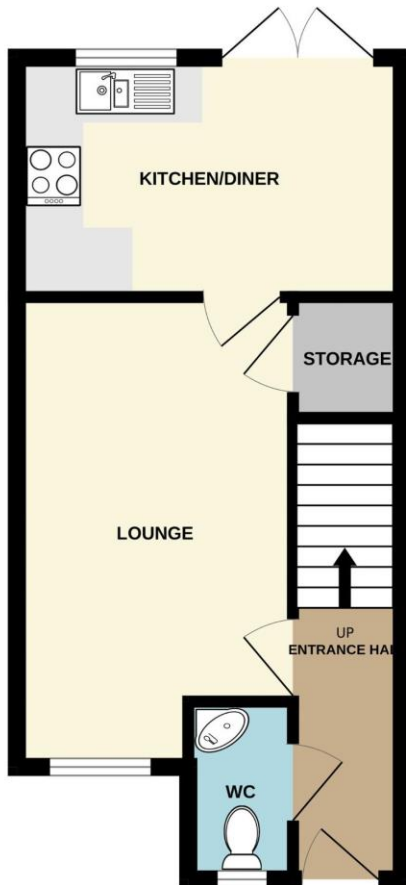
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### Financial Services

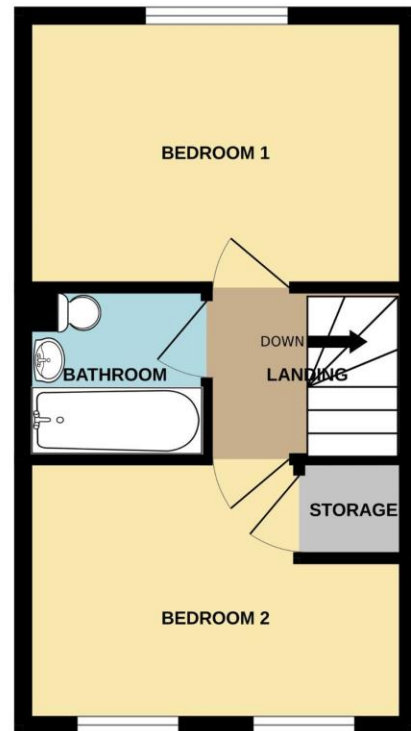
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# Floorplan

GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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