



Bramling Way, Sleaford  
£165,000



- End of Terrace House
- NO ONWARD CHAIN
- Two Bedrooms
- Popular Estate Location

- Tenure Freehold
- Well Presented Throughout
- Freehold
- EPC rating C
- Council Tax Band B



Delightful Two Bedroom end terrace mews style house located at the outskirts of Sleaford with good access to the A17 and walking distance to the town. Comprising of entrance hall with storage and stairs off, kitchen, lounge / diner, two double bedrooms and family bathroom to the first floor, enclosed rear garden with shed and allocated parking space to the front. An early viewing is highly recommended.

### Entrance Hall

With Upvc door, storage cupboard, radiator and stairs to the first floor landing.

### Kitchen

2.43m x 2.75m (8'0" x 9'0")

With range of wall and base units with worktop over, sink and drainer, gas hob and electric oven with integrated extractor over. Radiator, combi boiler, ceramic flooring and Upvc window to the front elevation.

### Lounge / Diner

3.95m x 4.89m (13'0" x 16'0")

Spacious L shape room with French Doors and Upvc window to the rear elevation, power points and radiator.

### Cloakroom

0.92m x 2.14m (3'0" x 7'0")

with cream suit comprising of wc and wash hand basin, radiator and Upvc window to the side elevation.





### Landing

Stairs to the first floor landing, with Upvc window to the side elevation, storage cupboard housing the immersion tank.

### Bedroom 1

3.36m x 3.67m (11'0" x 12'0")

Double size accommodation with 2 x Upvc windows to the front elevation, radiator and built in double door wardrobes.

### Bedroom 2

2.75m x 3.02m (9'0" x 9'11")

Double size accommodation with Upvc window to the rear elevation, power and radiator.

### Bathroom

2.14m x 2.16m (7'0" x 7'1")

With family suite comprising of bath with shower over, wc and wash hand basin. Upvc opaque window to the rear elevation and radiator

### External

The front elevation boasts one parking space opposite the property, with side access to the rear gardens. The rear gardens are mainly laid to lawn with patio area, borders and shed.



### Agents Notes

These are draft particulars awaiting vendor approval.

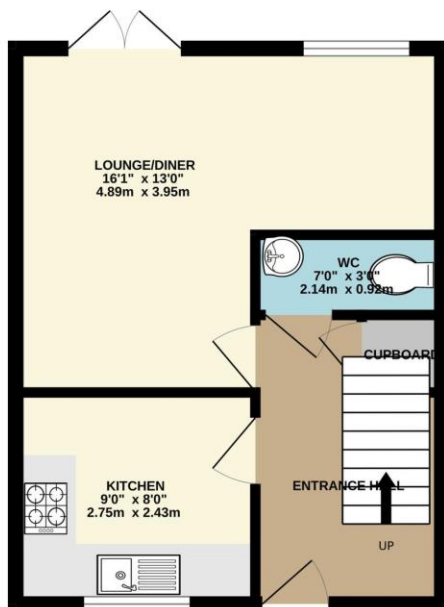
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### Financial Services

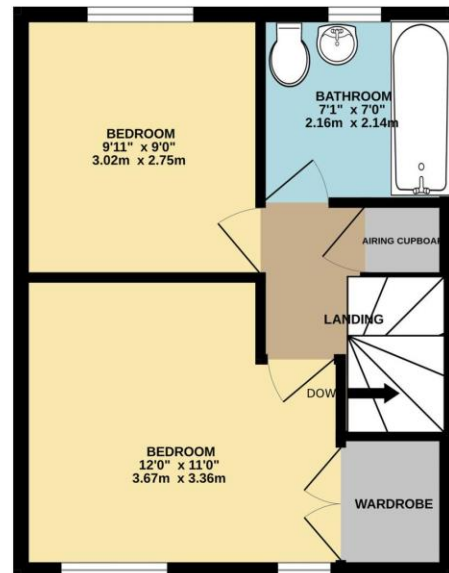
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# Floorplan

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



BRAMLING WAY, SLEAFORD, NG34 7TS

TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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