



**Newstead Street, Sleaford NG34 6AQ**

**welcome to**

**Newstead Street, Sleaford**

A semi-detached home offering a lounge, open-plan kitchen diner, cloakroom, master bedroom with ensuite, enclosed rear garden and driveway parking. Close to local schools, amenities and excellent transport links.





**Entrance Hall**

Having radiator.

**Lounge**

14' 11" x 12' 10" max ( 4.55m x 3.91m max )

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

**Kitchen Diner**

16' x 10' 6" ( 4.88m x 3.20m )

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink, built-in oven, electric hob, extractor, built-in dishwasher, plumbing for washing machine, understairs storage, radiator, window to the rear and French doors to the garden.

**Cloakroom**

3' 10" x 5' 1" ( 1.17m x 1.55m )

Having a wash hand basin, WC and window.

**First Floor Landing**

Having a radiator.

**Bedroom One**

10' 8" x 8' 7" ( 3.25m x 2.62m )

There is a radiator and window.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, extractor and partly tiled walls.

**Bedroom Two**

11' x 8' 7" ( 3.35m x 2.62m )

Having a radiator and window.

**Bedroom Three**

7' 4" x 7' 2" ( 2.24m x 2.18m )

There is a radiator and window.

**Bathroom**

7' 3" x 6' ( 2.21m x 1.83m )

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

**Outside Front**

To the front of the property there is parking for two vehicles, small gravelled area with shrubs and gated side access.

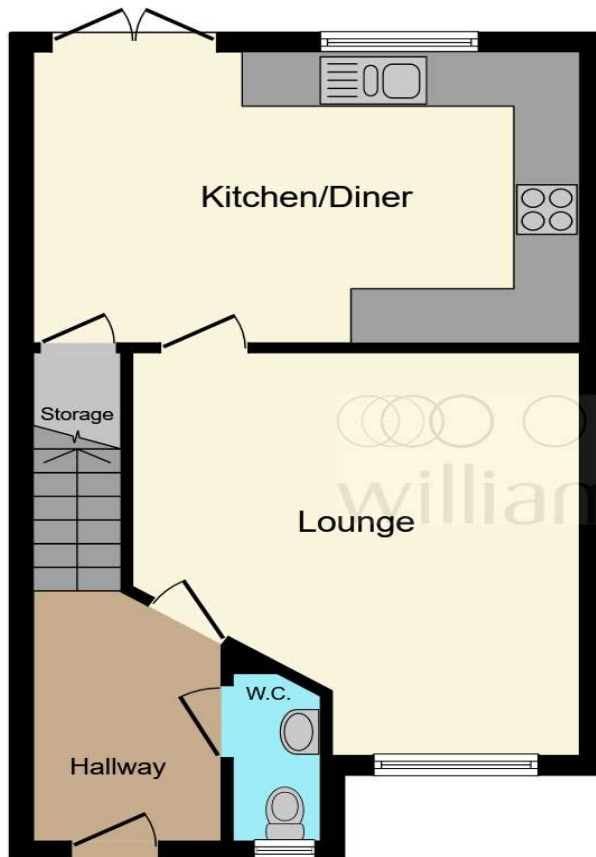
**Rear Garden**

The enclosed fenced rear garden has a lawn with raised decking and shed.

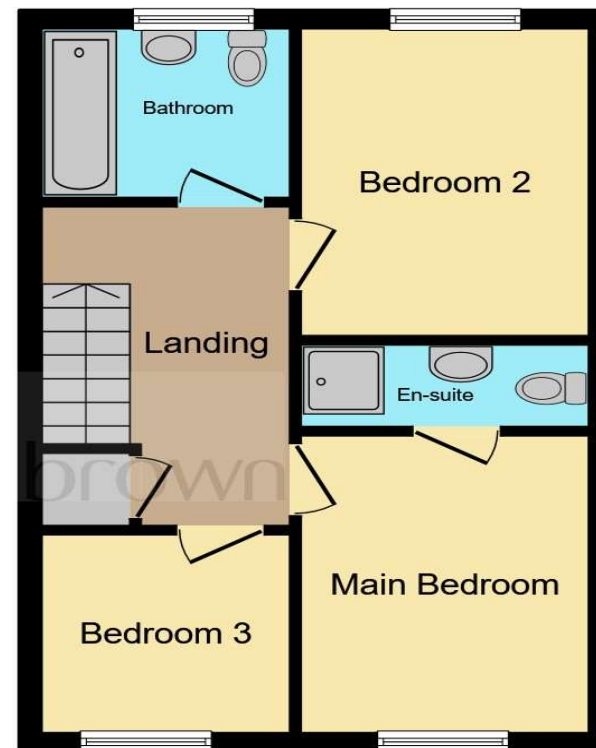


***view this property online*** [williamhbrown.co.uk/Property/SNH112929](http://williamhbrown.co.uk/Property/SNH112929)





**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**

## **Newstead Street, Sleaford**

- Three bedroom semi-detached house
- Kitchen diner with French doors
- Master bedroom with ensuite
- Driveway to the front
- Close to local amenities

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£205,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112929](http://williamhbrown.co.uk/Property/SNH112929)



Property Ref:  
SNH112929 - 0006

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)**