



Hawks Way, Sleaford
£145,000



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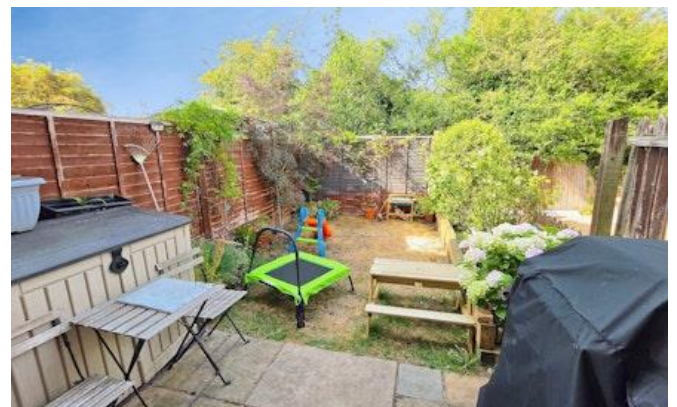


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- Terraced House
- Two Double Bedrooms
- Well Presented Throughout
- Two Allocated Parking Spaces
- Popular Estate Location
- Ideal for First Time Buyers or Investors
- Freehold
- EPC rating TBC
- Current Council Tax Band: A



Situated on Hawks Way, just off the ever-popular Rookery Avenue estate in Sleaford, this well-presented two double bedroom terraced home is an ideal purchase for first-time buyers, investors or those looking to downsize. The accommodation comprises an entrance porch leading into a spacious lounge, with a modern kitchen to the rear, while upstairs offers two generous double bedrooms and a family bathroom. Outside, the property benefits from two allocated parking spaces and a neat, enclosed rear garden that enjoys a private, non-overlooked aspect, providing the perfect space to relax or entertain. Located within easy reach of local amenities, schools and transport links, this fantastic home offers comfortable, low-maintenance living in a highly sought-after location. Early viewing is highly recommended.

Lounge

4.45m x 3.84m (14'7" x 12'7")

Kitchen

2.52m x 3.84m (8'4" x 12'7")

Bedroom One

2.57m x 3.83m (8'5" x 12'7")

Bedroom Two

2.2m x 3.83m (7'2" x 12'7")

Bathroom

2.18m x 1.71m (7'2" x 5'7")



Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

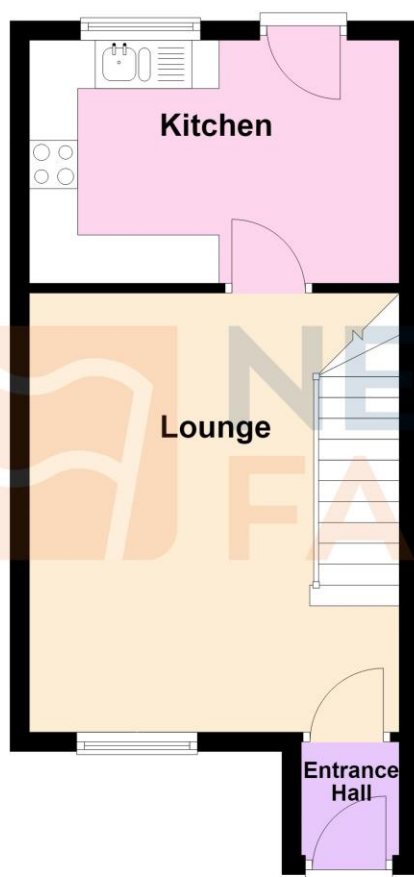
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

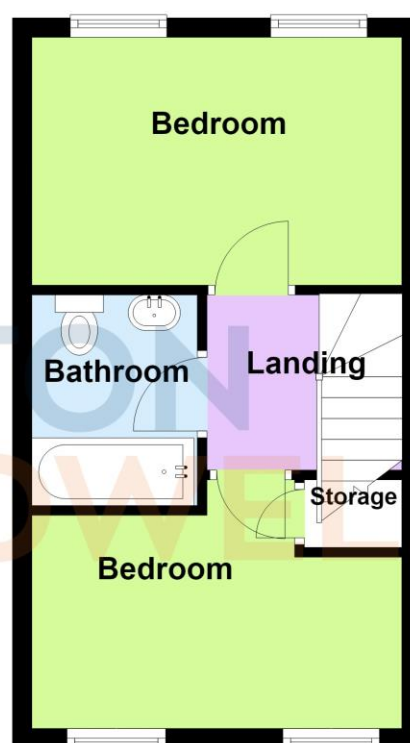
Ground Floor

Approx. 27.4 sq. metres (295.3 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.3 sq. feet)

24 Hawks Way, Sleaford



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk