

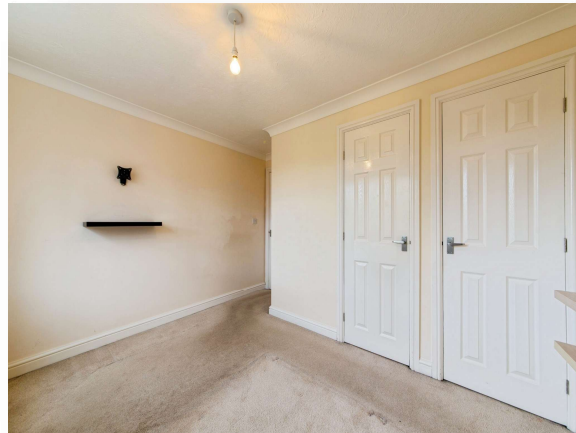


The Creamery, Sleaford NG34 7ZF

welcome to

The Creamery, Sleaford

Attractive end-terraced home with allocated parking and an enclosed rear courtyard garden. The ground floor offers a lounge, kitchen diner with garden access and WC. Upstairs provides generous rooms and a shower room. Ideally located close to shops, schools and the train station. NO ONWARD CHAIN.



Lounge

Being entered via the front door with a TV point, radiator, laminate flooring, stairs rising to the first floor, bay window to the front and opening to the:

Inner Hall

Door to the kitchen diner and further door to the:

WC

Fitted with a wash hand basin, WC, radiator, tiled flooring and window to the side.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, sink, gas oven, hob, plumbing for washing machine, tiled flooring, door and window to the rear.

First Floor Landing

Having a cupboard and access to the loft.

Bedroom One

There are two built-in wardrobes, radiator and window to the rear.

Bedroom Two

Having a built-in cupboard, radiator and two windows to the front.

Shower Room

Fitted with a large corner shower cubicle, wash hand basin, WC, tiled flooring, shaver point, extractor, radiator and window to the side.

Outside Front

To the front of the property there is an allocated parking space, paved area, gravelled area, shrubs and side access to the rear.

Rear Garden

The enclosed fenced rear courtyard is paved with gravelled borders.

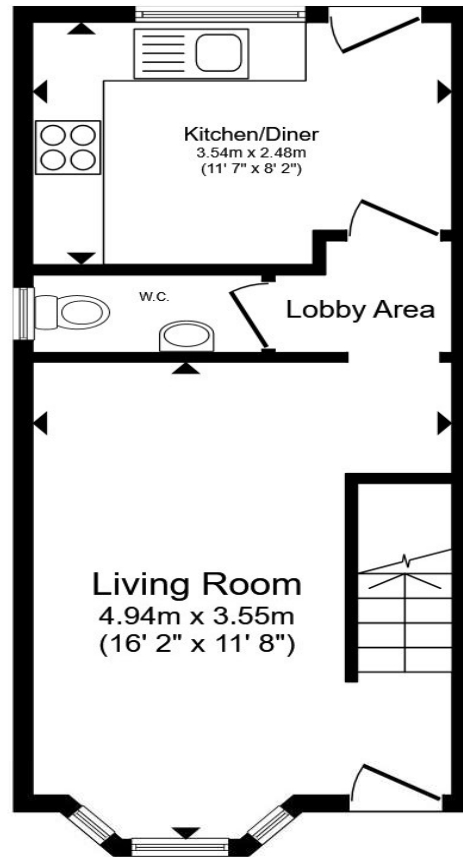
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

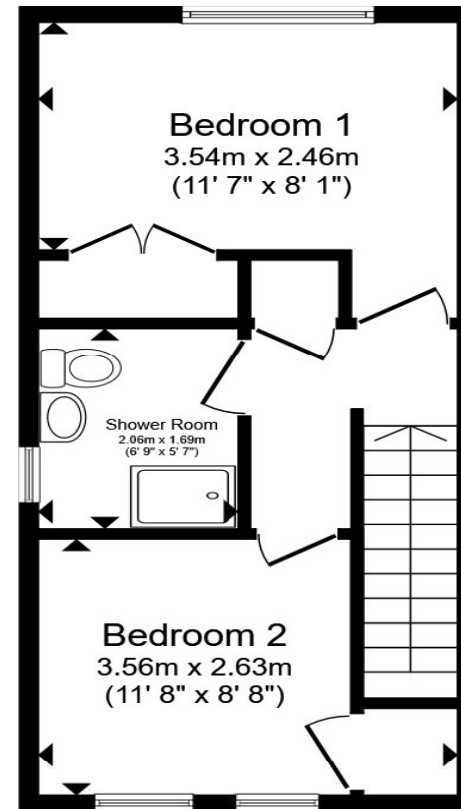


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Ground Floor



First Floor

Total floor area 56.7 m² (611 sq.ft.) approx

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.propertybox.io

welcome to

The Creamery, Sleaford

- Perfect home for a first-time buyer
- Two good sized bedrooms
- Walking distance to amenities including train station
- Allocated parking space to front
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH113188 - 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.



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