



**Orchard Close, Sleaford NG34 7GS**

**welcome to**

## **Orchard Close, Sleaford**

A spacious second floor apartment in a sought after Sleaford location, offering excellent potential for modernisation. Features a generous living area, fitted kitchen and electric heating. Close to town centre amenities and transport links with on street parking. NO CHAIN.

### **Entrance Hall**

Having a heater.

### **Lounge Diner**

15' 1" x 14' ( 4.60m x 4.27m )

There is an electric heater, TV point and window to the rear.

### **Kitchen**

15' 1" max x 7' ( 4.60m max x 2.13m )

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink, gas cooker, vinyl flooring and window to the rear.

### **Bedroom One**

13' 1" x 9' 7" ( 3.99m x 2.92m )

There is an electric heater and window to the side.

### **Bedroom Two**

9' 10" x 6' 8" ( 3.00m x 2.03m )

Having an electric heater and window to the front.

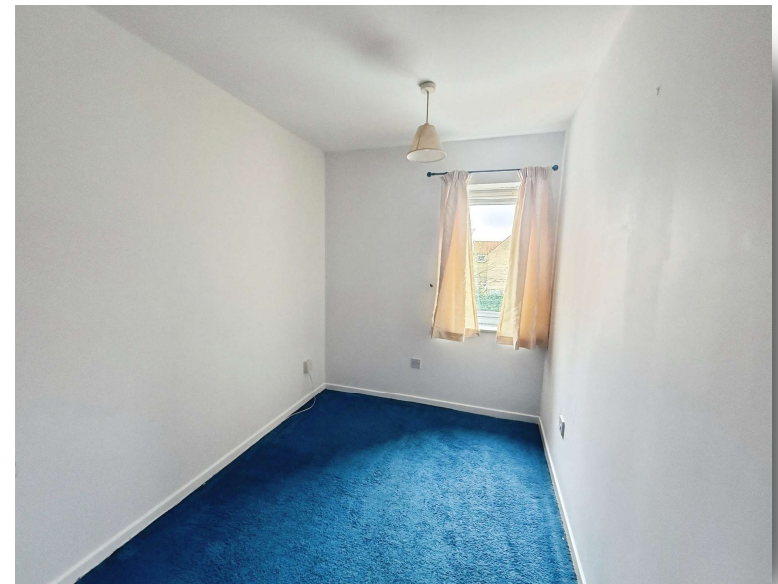
### **Bathroom**

6' 11" x 5' 5" ( 2.11m x 1.65m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, vinyl flooring and heater.



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**  
**Orchard Close,**  
**Sleaford**

- Two bedroom second floor apartment
- Spacious lounge
- Key coded secure entrance
- Residential location close to town centre
- No onward chain

Tenure: Leasehold EPC Rating: D  
Council Tax Band: A Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



**view this property online** [williamhbrown.co.uk/Property/SNH112861](http://williamhbrown.co.uk/Property/SNH112861)



Property Ref:  
SNH112861 - 0006

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