



Clay Hill Road, Sleaford NG34 7TF

welcome to

Clay Hill Road, Sleaford

Well-presented detached family home in a sought-after Sleaford location. Offering a spacious lounge and a separate dining room among other features, this property has fantastic internal space. Conveniently positioned close to schools, shops and transport links. NO CHAIN.



Entrance Porch

Hall

Having a radiator, wood flooring and understairs cupboard.

Lounge

14' into bay x 13' 10" (4.27m into bay x 4.22m)
Featuring a fireplace with electric fire, TV point, window to the side and bay window to the front.

Dining Room

9' 6" x 8' 11" (2.90m x 2.72m)
There is a radiator, wood flooring and French doors to the rear.

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m)
Fitted with a range of wall and base units with work surfacing over, sink, oven, gas hob, space for fridge, radiator, tiled flooring and window to the rear.

Utility Room

6' 10" x 5' 4" (2.08m x 1.63m)
Having wall and base units with work surfacing, sink, plumbing for washing machine, tiled flooring and door to the side.

Cloakroom

Fitted with a wash hand basin, WC, radiator and window to the front.

First Floor Landing

Having a storage cupboard.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)
There are two double built-in wardrobes, radiator and windows to the side and front.

Ensuite

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

Bedroom Two

10' 6" x 9' 8" max (3.20m x 2.95m max)
Having a built-in wardrobe, TV point, radiator and window to the rear.

Bedroom Three

11' 6" max x 9' 4" (3.51m max x 2.84m)
There is a radiator and window to the rear.

Bedroom Four

11' 6" max x 6' 9" (3.51m max x 2.06m)
Having a radiator and window to the front.

Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Outside Front

To the front of the property there is a driveway providing parking for one vehicle in front of the garage, lawned area, shrub border and gated side access.

Garage

Having up and over door and personal door to the rear.

Rear Garden

The enclosed rear garden has a lawn and patio.



view this property online williamhbrown.co.uk/Property/SNH112941





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

welcome to

Clay Hill Road, Sleaford

- Sought after location on the outskirts of Sleaford
- Spacious lounge and separate dining room
- Four good sized bedrooms and ensuite to master
- Driveway to front and garage with electric door
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£295,000



view this property online williamhbrown.co.uk/Property/SNH112941

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.



Property Ref:
SNH112941 - 0006

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



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk