



**Brooklands Cottage Aveland Way, Aslackby NG34 0HG**



*welcome to*

**Brooklands Cottage Aveland Way, Aslackby Sleaford**

A charming end-terraced cottage in a peaceful village, featuring a cosy living room, well-equipped kitchen/dining area and utility room. It benefits from a wrap-around lawned garden and driveway. This home offers a great opportunity for a quick purchase in a friendly community. NO ONWARD CHAIN.



**Utility Room**

There is plumbing for washing machine, built-in pantry and window to the rear.

**Lounge**

11' 5" x 11' 4" ( 3.48m x 3.45m )

Featuring a wood burner, radiator, TV point and windows to the side and rear.

**Kitchen Diner**

17' 2" x 8' 9" ( 5.23m x 2.67m )

Fitted with a range of base units with work surfacing over, single drainer sink, freestanding electric oven, space for fridge freezer, plumbing for dishwasher, radiator and two windows to the front.

**First Floor Landing**

Having access to the loft.

**Bedroom One**

11' 4" x 10' 10" ( 3.45m x 3.30m )

There is a built-in cupboard, radiator and window to the rear.

**Bedroom Two**

9' 10" x 8' 1" ( 3.00m x 2.46m )

Having a radiator and window to the front.

**Bathroom**

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

**Outside Front**

To the front of the property there is a driveway providing parking for multi vehicles.

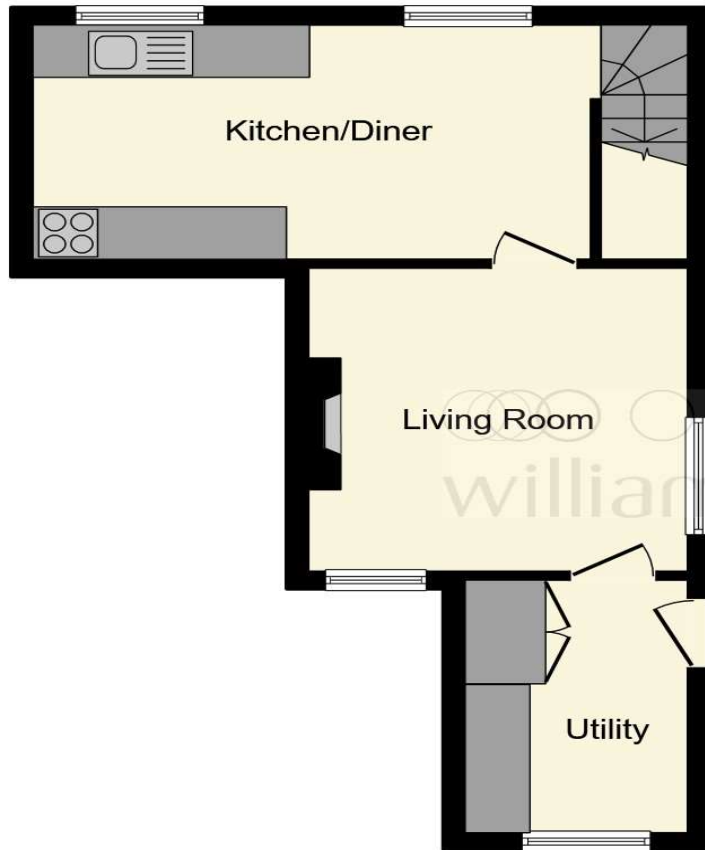
**Garden**

The wrap-around garden is well-presented with a lawn, seating area to the rear and protected by a front hedge.



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**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)

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## **Brooklands Cottage Aveland Way, Aslackby Sleaford**

- End-terraced cottage in quiet village location
- Wrap-around mature garden
- Driveway for multiple vehicles
- Well-maintained throughout
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £170,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112891 - 0006

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