



Rosewood Drive, Sleaford NG34 7JW

welcome to

Rosewood Drive, Sleaford

A well-presented throughout, this semi-detached house is situated in the popular Southfields residential area and is close to local amenities such as schools, shops and train station. Offering parking to the front and an enclosed rear garden. This property would suit a first time buyer perfectly!



Lounge

20' 1" max x 12' 5" (6.12m max x 3.78m)

There is a TV point, two radiators, window and doors to the:

Conservatory

11' 11" x 10' 10" (3.63m x 3.30m)

Having windows, underfloor heating and fan.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, gas hob, integrated microwave, space for fridge freezer, plumbing for washing machine, radiator and window.

First Floor Landing

Having a radiator and cupboard.

Bedroom One

13' 1" x 9' 1" max (3.99m x 2.77m max)

There is a built-in wardrobe, radiator and window.

Bedroom Two

13' 1" x 10' 2" max (3.99m x 3.10m max)

Having a built-in wardrobe, radiator and window.

Bedroom Three

8' 2" x 6' 9" max (2.49m x 2.06m max)

There is a radiator and window.

Bathroom

7' 4" x 6' 8" (2.24m x 2.03m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, towel rail and window.

Outside Front

To the front of the property there is a driveway and lawn.

Rear Garden

The enclosed rear garden has a patio and shed.

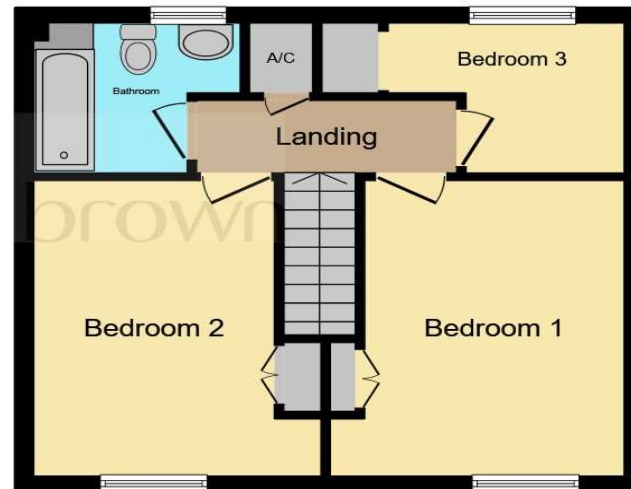


view this property online williamhbrown.co.uk/Property/SNH112592





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

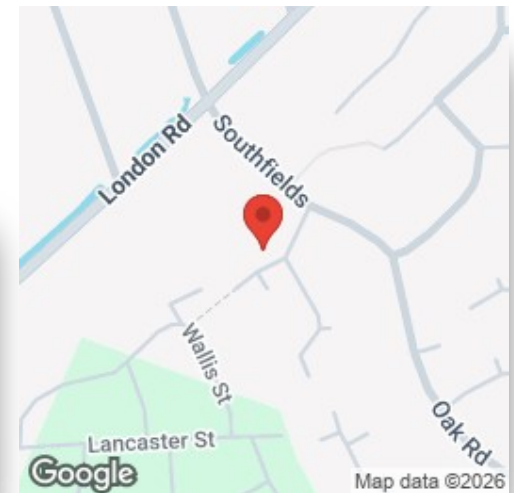
Rosewood Drive, Sleaford

- Popular residential area
- Enclosed rear garden
- Good sized lounge with conservatory
- Ideal for first time buyers
- Integral garage and driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£199,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112592



Property Ref:
SNH112592 - 0004

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.


william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk