



**The Hedgerows, Sleaford NG34 8RE**

welcome to

## The Hedgerows, Sleaford

- Close to Sleaford Town Centre
- Well Presented Throughout
- Communal Car Park
- Ideal for Investors
- Close to Local Amenities, Schools & Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1452.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£82,500**

**view this property online** [williamhbrown.co.uk/Property/SNH11218](http://williamhbrown.co.uk/Property/SNH11218)



**Property Ref:**

SNH11218 - 0013

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.

### Entrance Hall

Being approached via a uPVC door, having a radiator, laminator flooring and storage cupboard.

### Lounge

13' x 9' 1" ( 3.96m x 2.77m )  
There is a radiator, laminate flooring, double glazed window to the side and further double glazed window to the front.

### Kitchen

9' 1" x 9' ( 2.77m x 2.74m )  
Fitted with a range of wall and base units with work surfacing, tiled splashbacks and a single drainer stainless steel sink with mixer tap. There is an electric oven, gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, wall mounted boiler, laminate flooring, radiator and double glazed window to the side.

### Bedroom One

14' 1" x 9' 1" ( 4.29m x 2.77m )  
There is a radiator, laminate flooring and double glazed window to the front.

### Bedroom Two

10' 1" x 10' 1" ( 3.07m x 3.07m )  
Having laminate flooring, radiator and double glazed window to the rear.

### Bathroom

Fitted with a suite comprising of a bath with over shower, pedestal wash hand basin with mixer tap and tiled splashback and WC. There is a panelled wall to the bath area, radiator and laminate flooring.



william h brown



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