



**Newstead Street, Sleaford NG34 6AQ**

  
william  
h brown

**welcome to**

**Newstead Street, Sleaford**

A recently built semi-detached home in a popular Sleaford development, offering a spacious lounge, modern open-plan kitchen diner, master bedroom with ensuite, enclosed rear garden and driveway parking. Close to local schools, amenities and excellent transport links. NO ONWARD CHAIN.



### **Entrance Hall**

Having a radiator and laminate effect flooring.

### **Lounge**

14' 6" x 12' 10" ( 4.42m x 3.91m )

There is a TV point, radiator, floating shelves, panelled effect wall, wood effect laminate flooring, fitted blinds and large window to the front.

### **Kitchen Diner**

16' 3" x 10' 6" ( 4.95m x 3.20m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated double oven, hob, integrated fridge freezer and dishwasher. There is tiled flooring, fitted blinds, window to the rear and patio doors to the rear.

### **Cloakroom**

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

### **First Floor Landing**

Having a cupboard above the stairs and radiator.

### **Bedroom One**

10' 8" x 8' 7" ( 3.25m x 2.62m )

There is a TV point, radiator, panelled effect feature wall and window to the front.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and extractor.

### **Bedroom Two**

11' 1" x 8' 7" ( 3.38m x 2.62m )

Having a TV point, radiator, panelled feature wall and window to the rear.

### **Bedroom Three**

7' 3" x 7' 2" ( 2.21m x 2.18m )

There is a TV point, radiator and window to the front.

### **Bathroom**

7' 3" x 6' ( 2.21m x 1.83m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled flooring and window to the rear.

### **Outside Front**

To the front of the property there is a small lawn, bushes, driveway to the side providing parking for two vehicles and gated access to the side.

### **Rear Garden**

The enclosed rear garden has a lawn and patio.



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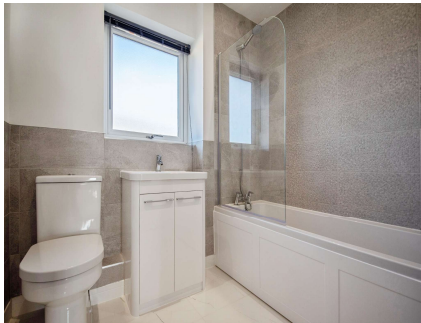
**welcome to**

## **Newstead Street, Sleaford**

- Recently built three bedroom semi-detached home
- Popular residential location close to amenities and transport links
- Master bedroom with ensuite shower room
- Enclosed rear garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112823 - 0002

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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.



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