

property details **approval form**

17 Jacobson Close, Holdingham, Sleaford, Lincolnshire, England, NG34 8YR

Date: 23 September 2026

Property Ref and Version: SNH113497 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

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>> **price**

£270,000

Tenure: Freehold

>> **key features**

- > Fantastic accomodation spread over three floors
- > En-suite to master bedroom
- > Open views to the front
- > Seven fitted solar panels
- > Driveway, Garage and EV Charging point
- > EPC Rating: B

>> **short description**

Detached townhouse arranged over three floors, offering versatile living space, a lounge with patio doors to an enclosed garden, kitchen, bathrooms and a principal bedroom with en-suite. Includes pergola seating area, driveway, garage, EV charger and seven solar panels.

>> **long description**

A beautifully presented four-bedroom detached townhouse, arranged over three floors and offering spacious, versatile family accommodation together with excellent outdoor space and modern energy-efficient features.

The ground floor comprises a welcoming lounge with patio doors opening onto the enclosed rear garden, a well-equipped kitchen and convenient WC. To the first floor are two generous double bedrooms, a further single bedroom and the family bathroom. The top floor is home to the impressive principal bedroom, complete with en-suite facilities, providing a private and peaceful retreat.

Externally, the enclosed rear garden features a fantastic pergola-covered seating area, ideal for outdoor entertaining and relaxing. To the side is a driveway and garage, providing excellent off-road parking and storage.

Further benefits include an EV charging point and seven solar panels, making this an appealing choice for modern family living.

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An excellent family home offering generous accommodation across three floors, attractive outside space and a range of desirable modern features. Early viewing is highly recommended

>> **directions**

>> **Agent Note**

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>> room description

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **room description**

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>> **property images**



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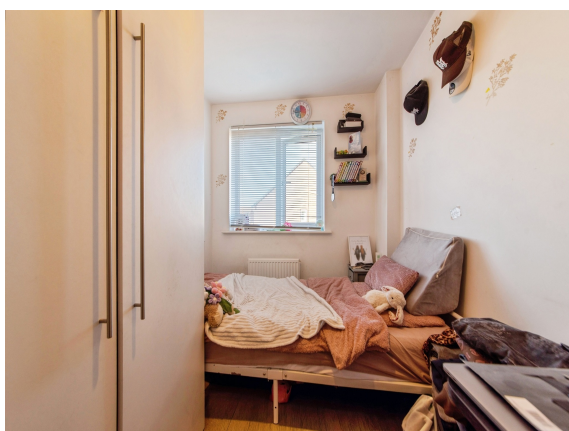
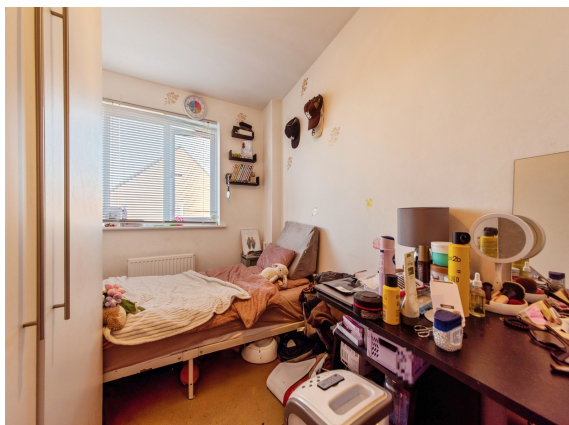
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>> **property images**



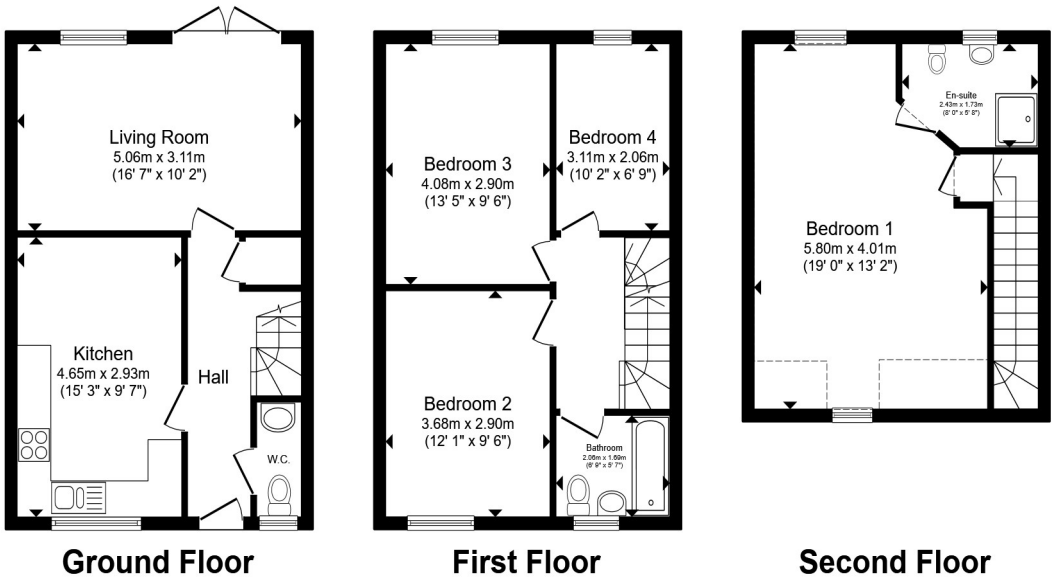
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>> floor plan



Total floor area 110.2 m² (1,187 sq.ft.) approx
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.propertybox.io



>> approval

Signature **Date**

Elliot Pogson		
Mrs W.M. Roper		