

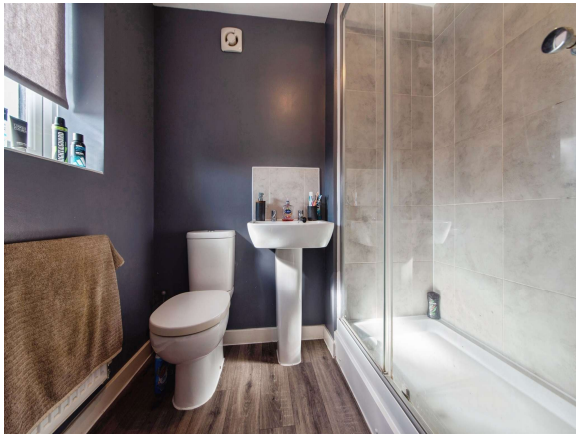


Snow Close, Holdingham Sleaford NG34 8YT

welcome to

Snow Close, Holdingham Sleaford

Well-presented detached home offering modern living in a convenient location. The property features an integral garage, driveway to the front and an enclosed rear garden ideal for families. Stylish throughout and situated close to local amenities and everyday essentials.



Entrance Porch

Being approached via a door from the front, having a radiator and further door to the:

Lounge

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

Inner Hall

Having stairs to the first floor, door to WC and door to:

Kitchen Diner

Fitted with a range of wall and base units, work surfaces and one and a half bowl stainless steel sink, gas oven, hob, stainless steel extractor, space for fridge freezer, plumbing for washing machine, radiator, LVT flooring, double glazed window to the rear and patio doors leading to rear garden.

Cloakroom

Having a wash hand basin, WC and extractor.

First Floor Landing

Having a cupboard above the stairs, access to the loft and window to the side.

Bedroom One

There is a radiator and two double glazed windows to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator, vinyl flooring, extractor and double glazed window to the front.

Bedroom Two

Having a radiator and double glazed window to the rear.

Bedroom Three

There is a radiator and double glazed window to the rear.

Bathroom

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator, vinyl flooring and double glazed window to the side.

Outside Front

To the front of the property there is a driveway providing off road parking for two vehicles, gated access to the side leading to the rear garden.

Garage

Having up and over door, power and lighting

Rear Garden

The fully enclosed fenced rear garden is mainly laid to lawn with a good sized patio.

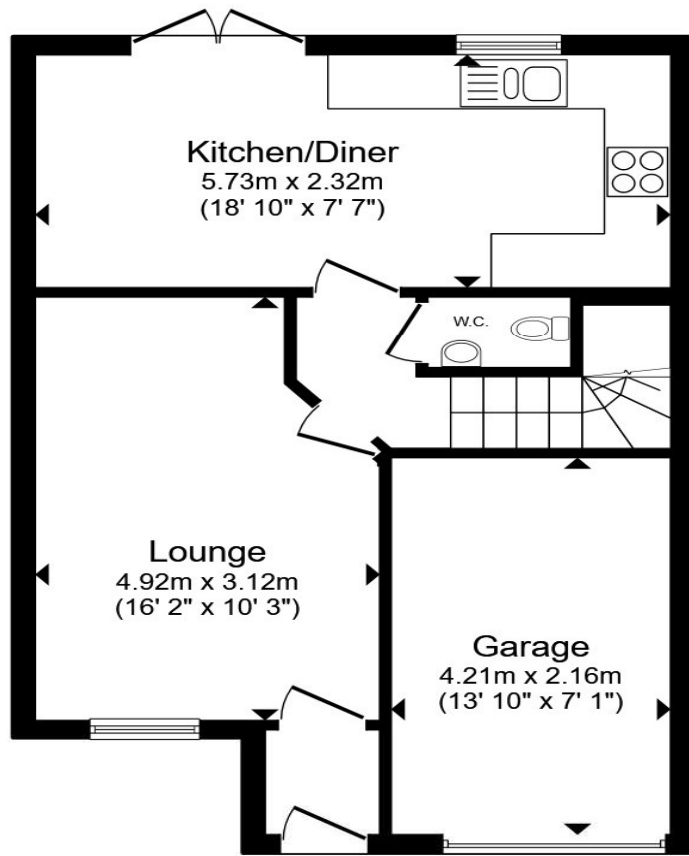
Agents Note

Management charges are payable on this property approx £190.00 per year for the surrounding grounds.

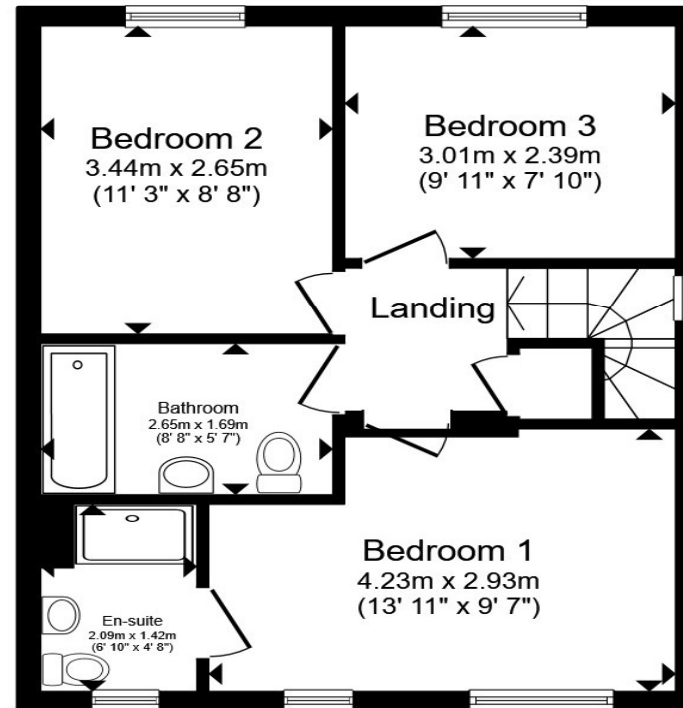


view this property online williamhbrown.co.uk/Property/SNH113117





Ground Floor



First Floor

Total floor area 89.7 m² (966 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

welcome to

Snow Close, Holdingham Sleaford

- Detached family home
- Three good sized bedrooms
- Driveway to the front and integral garage
- Close to amenities on outskirts of Sleaford
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SNH113117](https://www.williamhbrown.co.uk/Property/SNH113117)



Property Ref:
SNH113117 - 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](https://www.williamhbrown.co.uk)