



**Barley Way, Sleaford NG34 7EX**

**welcome to**

**Barley Way, Sleaford**

RECENTLY REDUCED - this well-presented detached home is offered by a motivated vendor. Featuring a lounge, kitchen with breakfast bar, downstairs WC, integral garage and driveway. Upstairs offers versatile rooms and family bathroom, plus an enclosed rear garden. NO ONWARD CHAIN.



**Entrance Hall**

Having a radiator.

**Lounge**

13' 4" x 11' 2" ( 4.06m x 3.40m )

There is a radiator, stairs rising to the first floor and window.

**Kitchen**

10' 5" x 11' 3" ( 3.17m x 3.43m )

Fitted with a range of wall and base units, sink, oven, hob, extractor, breakfast bar, space for fridge freezer, plumbing for washing machine, radiator and window.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator and window.

**First Floor Landing**

Having a window.

**Bedroom One**

11' 3" x 11' 7" max ( 3.43m x 3.53m max )

There is a radiator and window.

**Bedroom Two**

10' 5" x 11' 2" ( 3.17m x 3.40m )

There is a storage cupboard, radiator and window.

**Bedroom Three**

8' 11" x 7' 6" ( 2.72m x 2.29m )

Having a built-in double wardrobe, radiator and window.

**Bathroom**

7' 8" x 5' 9" ( 2.34m x 1.75m )

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

**Outside Front**

To the front of the property there is parking for two vehicles.

**Garage**

Having up and over door, power and lighting.

**Rear Garden**

The enclosed rear garden has a lawn, patio and shed.

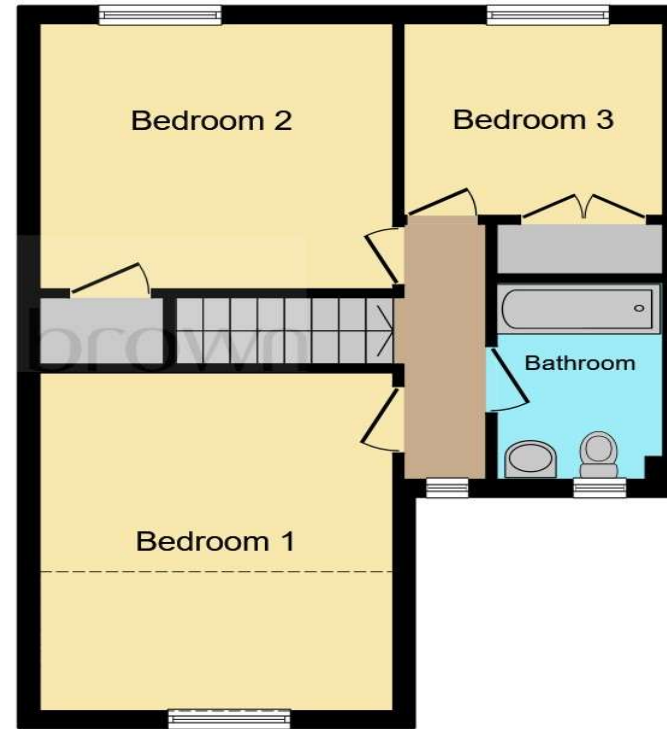


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**Ground Floor**



**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](http://www.focalagent.com)

welcome to

## Barley Way, Sleaford

- Three good sized bedrooms
- Kitchen with breakfast bar
- Integral garage
- Enclosed rear garden
- No onward chain

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

# £170,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112921 - 0013

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william h brown



**01529 303040**



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34  
7TA



**williamhbrown.co.uk**