



Bramling Way, Sleaford
£155,000



- Terraced House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Allocated Parking

- Lounge Diner
- Private Rear Garden
- Current Council Tax Band A
- EPC rating C



Offered for sale with no onward chain, this beautifully presented two double bedroom terraced home is move-in ready and perfect for first-time buyers, investors or those looking to downsize. The well-planned accommodation comprises a welcoming entrance hall, a modern kitchen, a spacious lounge/diner ideal for relaxing or entertaining, and a convenient downstairs WC. To the first floor are two generous double bedrooms and a contemporary family bathroom. Outside, the property enjoys a private enclosed rear garden, providing the perfect space for outdoor dining and relaxation, together with an allocated parking space to the front. Combining stylish, low-maintenance living with a ready-to-move-into finish, this fantastic home is not to be missed. Early viewing is highly recommended.

Entrance Hall

Kitchen

2.24m x 2.78m (7'4" x 9'1")

Lounge Diner

4m x 5m (13'1" x 16'5")

WC



Bedroom One
3.26m x 3.67m (10'8" x 12'0")

Bedroom Two
2.95m x 2.7m (9'8" x 8'11")

Bathroom
2m x 2.15m (6'7" x 7'1")

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

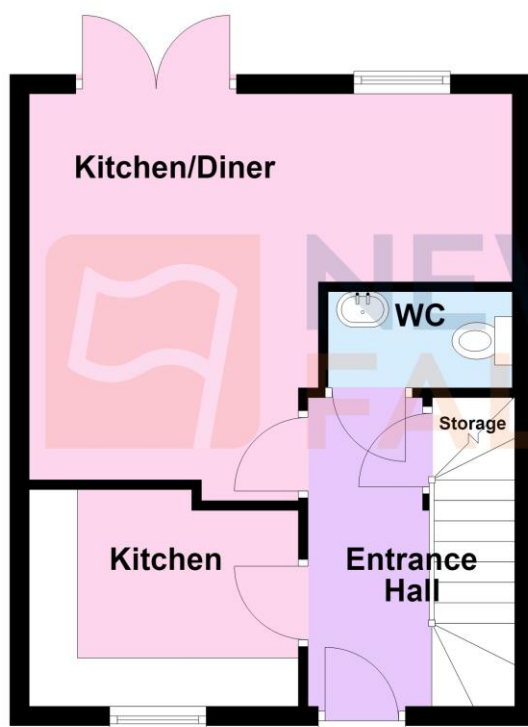
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

Floorplan

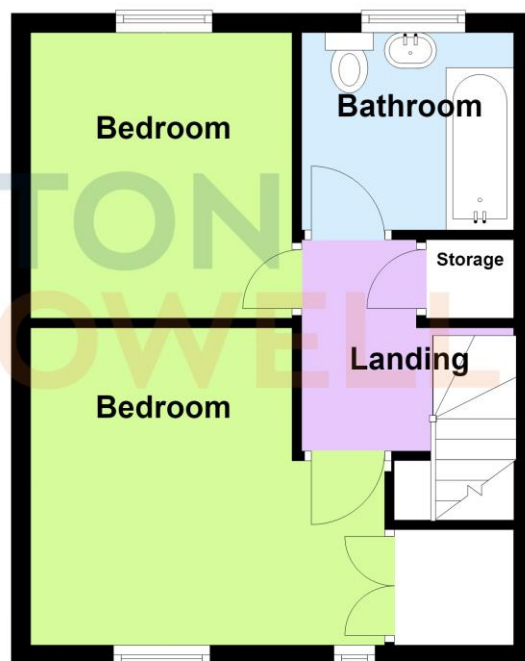
Ground Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 63.5 sq. metres (683.0 sq. feet)

30 Bramling Way, Sleaford



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