



**King Edward Street, Sleaford NG34 7NF**

**welcome to**

**King Edward Street, Sleaford**

A characterful terraced home set in the heart of Sleaford within close proximity to the train station, benefitting from multiple reception rooms downstairs, as well as a galley kitchen, downstairs bathroom and generous sized bedrooms upstairs. Having a spacious rear garden and is a must view!



**Entrance Hall**

Having stairs to the first floor.

**Lounge**

Featuring an open fire with wood burner, TV point, radiator, laminate flooring, bay window to the front and double doors to the:

**Dining Room**

Having an open fireplace with wood burner, radiator, laminate flooring, understairs cupboard and window to the rear

**Galley Kitchen**

Fitted with a range of wall and base units with oak work surfaces over, sink, integrated eye level oven, electric hob, integrated microwave, storage either side of a brick fireplace, radiator, tiled flooring and window to the side.

**Utility**

Have space for fridge freezer, storage cupboard and tiled flooring.

**Bathroom**

Fitted with a bath, shower cubicle, wash hand basin, WC, radiator, heated towel rail, tiled flooring and window to the side.

**Conservatory**

Plumbing for washing machine, vinyl flooring and door to the rear.

**First Floor Landing**

Having a storage cupboard, radiator and window to the side.

**Bedroom One**

There is a built-in wardrobe, radiator and window to the front.

**Bedroom Two**

Having a radiator and window to the rear.

**Bedroom Three**

Currently being used as a dressing room with a radiator, vinyl flooring and window to the rear.

**Separate WC**

Fitted with a wash hand basin, WC, extractor, radiator and vinyl flooring.

**Outside Front**

To the front of the property there is a gravelled area and path leading to the front door.

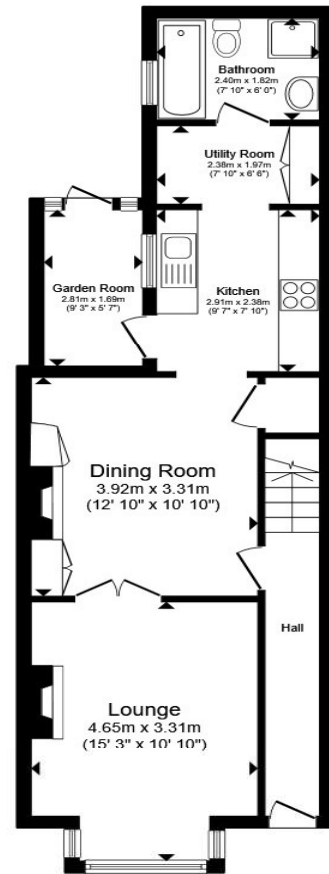
**Rear Garden**

The rear garden is well-maintained with an artificial lawn, seating area, gravelled walkway, pond, shed and summerhouse.

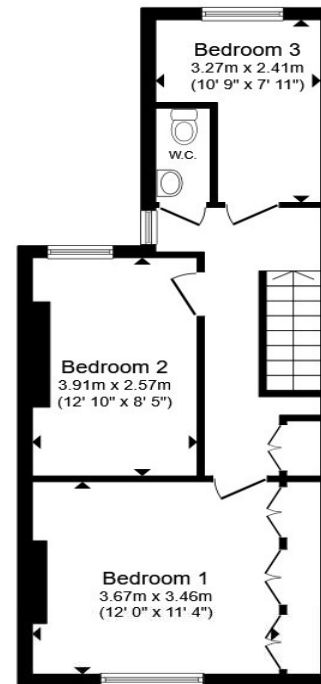


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**Ground Floor**



**First Floor**

Total floor area 96.6 m<sup>2</sup> (1,040 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](http://www.propertybox.io)

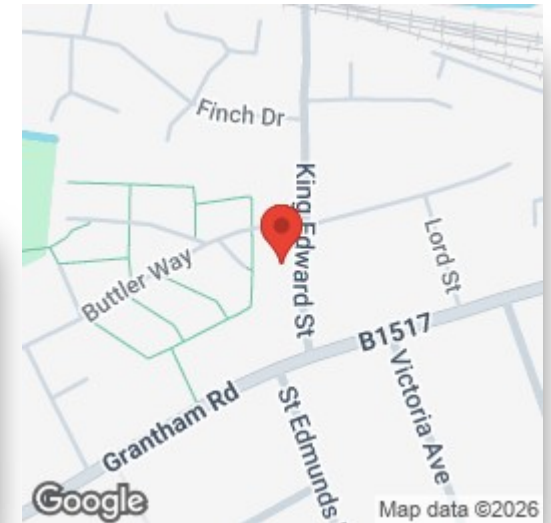
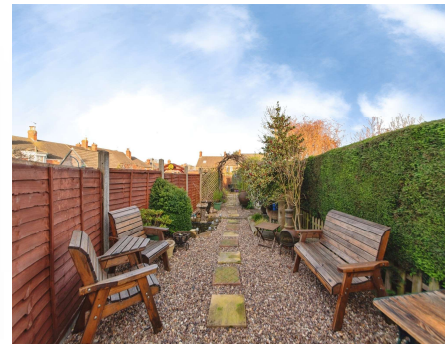
welcome to

## King Edward Street, Sleaford

- Terraced home in the heart of Sleaford full of character
- Spacious receptions with open fireplaces
- Well-proportioned bedrooms
- Close proximity to local amenities including train station
- Spacious rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113093 - 0004

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