

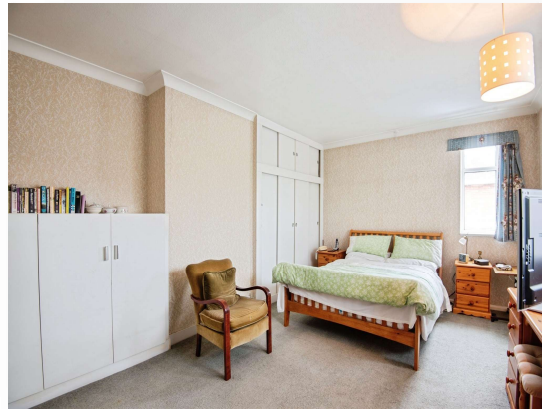


Hervey Road, Sleaford NG34 7LT

welcome to

Hervey Road, Sleaford

A well-maintained detached house set on a corner plot in a popular residential area of Sleaford, benefitting from a large rear garden, front garden and driveway with garage. Offering three double bedrooms and multiple reception rooms, the accommodation is very versatile! NO ONWARD CHAIN.



Entrance Porch

There is access to the garage and storage heater.

Hall

Having a radiator, window and cupboard.

Lounge

17' 3" x 11' 11" max (5.26m x 3.63m max)

Featuring a fireplace with gas fire, TV point, built-in wooden unit, radiator and windows to the front and side.

Dining Room

14' 5" x 9' (4.39m x 2.74m)

Having a radiator and windows to the front and rear.

Kitchen

16' 8" max x 9' 9" (5.08m max x 2.97m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, hob, tiled flooring, radiator, window and door to the garden.

Utility

12' x 5' 11" (3.66m x 1.80m)

Having base units, single drainer sink, access to the garage and two windows.

WC

Fitted with a wash hand basin, WC and window.

Reception Three

6' 10" x 6' (2.08m x 1.83m)

Currently being used as a hairdressing room, with a sink and window.

First Floor Landing

Having a radiator and window.

Bedroom One

17' 4" x 11' 10" (5.28m x 3.61m)

There are two built-in wardrobes, dresser, radiator and windows to the front and side.

Bedroom Two

14' 1" max x 9' 10" (4.29m max x 3.00m)

Having a built-in wardrobe, radiator and window.

Bedroom Three

14' 10" x 8' 10" (4.52m x 2.69m)

There is a built-in wardrobe and desk, radiator and windows to the front and side.

Bathroom

9' 7" x 6' (2.92m x 1.83m)

Fitted with a suite comprising a walk-in shower, wash hand basin with storage below, WC, heated towel rail and two windows.

Outside Front

To the front of the property there is a driveway with well-maintained garden.

Garage**Garden**

The garden has history of a building plot, mature lawn with seating area and shed.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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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

welcome to

Hervey Road, Sleaford

- Beautiful corner plot
- Three double bedrooms
- Walking distance to local amenities including train station
- Large rear garden that has previously had planning
- NO ONWARD CHAIN

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112515 - 0005

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