

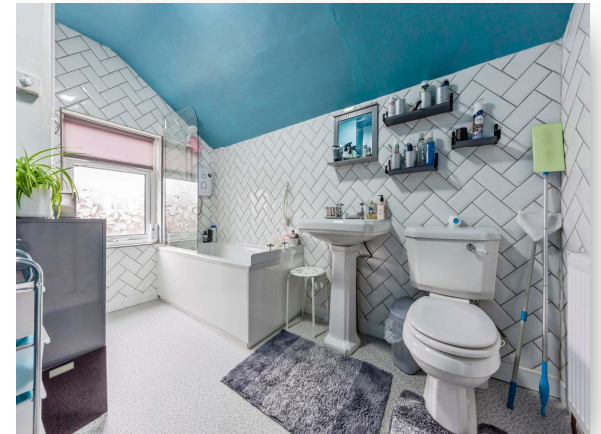


**Sleaford Road, Newark NG24 1NG**

**welcome to**

## **Sleaford Road, Newark**

A well-presented terraced home over three floors, featuring a bright living area, spacious kitchen diner and a modern family bathroom. The property benefits from a converted attic bedroom offering versatile additional space, along with a low-maintenance rear garden.



### **Dining Room**

Being entered via the front door and having an open fireplace, radiator and uPVC double glazed window to the front.

### **Lounge**

Featuring an open fireplace, radiator, stairs rising to the first floor and uPVC double glazed window to the rear.

### **Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, oven, induction hob, plumbing for washing machine, radiator, extractor, uPVC double glazed window to the rear and door to the side. There is a small utility leading to a:-

### **Cloakroom**

Fitted with a toilet and uPVC double glazed windows to the side and rear.

### **First Floor Landing**

Having a radiator and stairs to the attic room.

### **Bedroom One**

There is a radiator and large uPVC double glazed window to the front.

### **Bedroom Two**

Having a radiator and uPVC double glazed window to the rear.

### **Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, radiator, storage cupboard and uPVC double glazed window to the rear.

### **Bedroom Three / Attic Room**

There is a radiator, sloping ceiling and skylight window.

### **Outside Front**

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

### **Rear Garden**

The fully enclosed fenced rear garden has an artificial lawn, patio area, shed and gate leading to a rear alley.

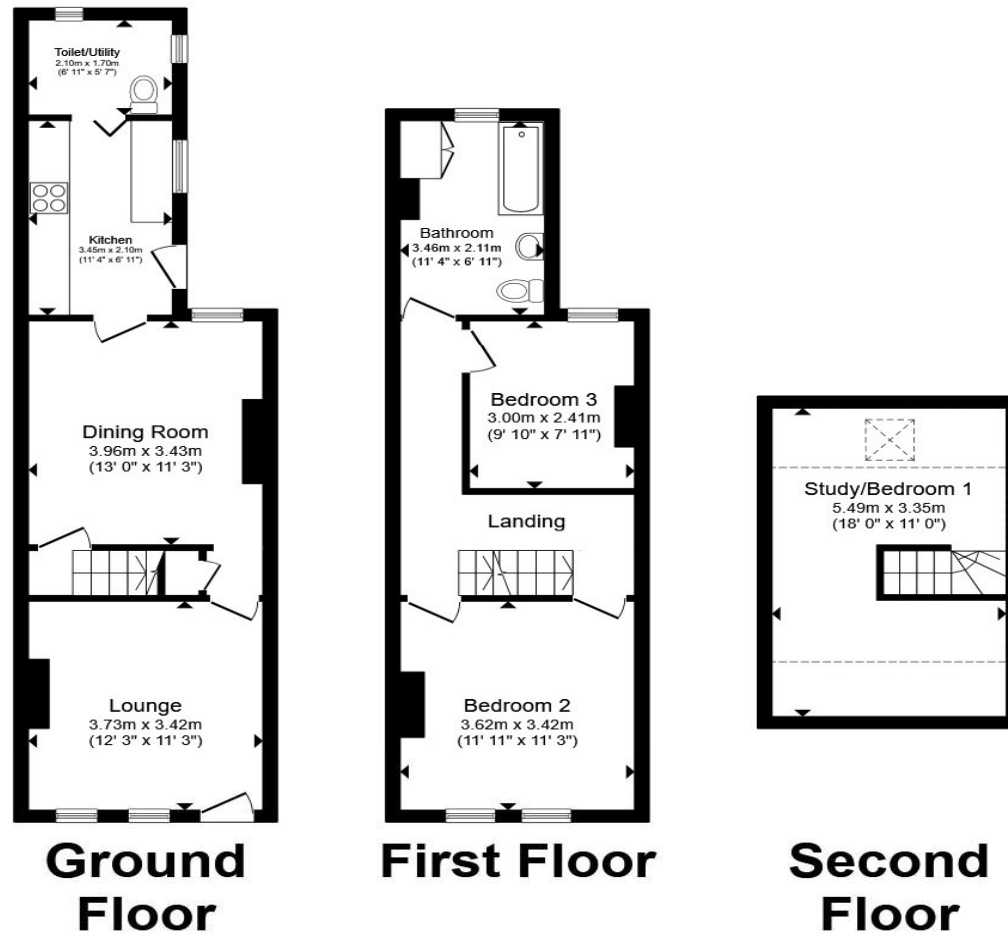
### **Agent Note**

We are advised by the current owner that the combi boiler is only 6 years old and recently serviced.



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Total floor area 97.2 m<sup>2</sup> (1,046 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

## Sleaford Road, Newark

- Three bedrooms
- Mid-terraced house
- Low maintenance garden
- Close to local amenities
- Well-presented throughout

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:  
NWK106389 - 0006

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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.



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