



Saddlers Close, Osbournby Sleaford NG34 0DD

welcome to

Saddlers Close, Osbournby Sleaford

Beautifully presented terraced home in sought-after Osbournby, just miles from Sleaford. Features a private enclosed garden, driveway parking, lounge, kitchen diner, conservatory, wet room, versatile living space and stylish bathrooms, ideal for modern or multi-generational family living.



Entrance Hall

Having an understairs cupboard and LVT flooring.

Lounge

Featuring a fireplace with electric fire, laminate flooring, TV point, radiator and window to the front.

Ground Floor Wet Room

Fitted with a shower, wash hand basin, WC, heated towel rail and extractor fan.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, oven, induction hob, plumbing for washing machine, space for fridge freezer, radiator, LVT flooring, patio doors to the rear and window to the rear.

Conservatory

Having a glass roof, radiator, patio doors to the rear and door to the garage.

Bedroom Four

There is a cupboard, radiator, TV point, laminate flooring, window to the rear and door to the front of the garage.

First Floor Landing

Having access to the loft and radiator.

Bedroom One

There is a cupboard, radiator and window to the front.

Ensuite

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

Bedroom Two

Having a built-in wardrobe and two windows to the rear. There is access from a further wardrobe to:

Bedroom Three

There is a TV point, radiator and two velux style windows.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

Outside Front

To the front of the property there is a gravelled driveway providing parking which leads down to the side.

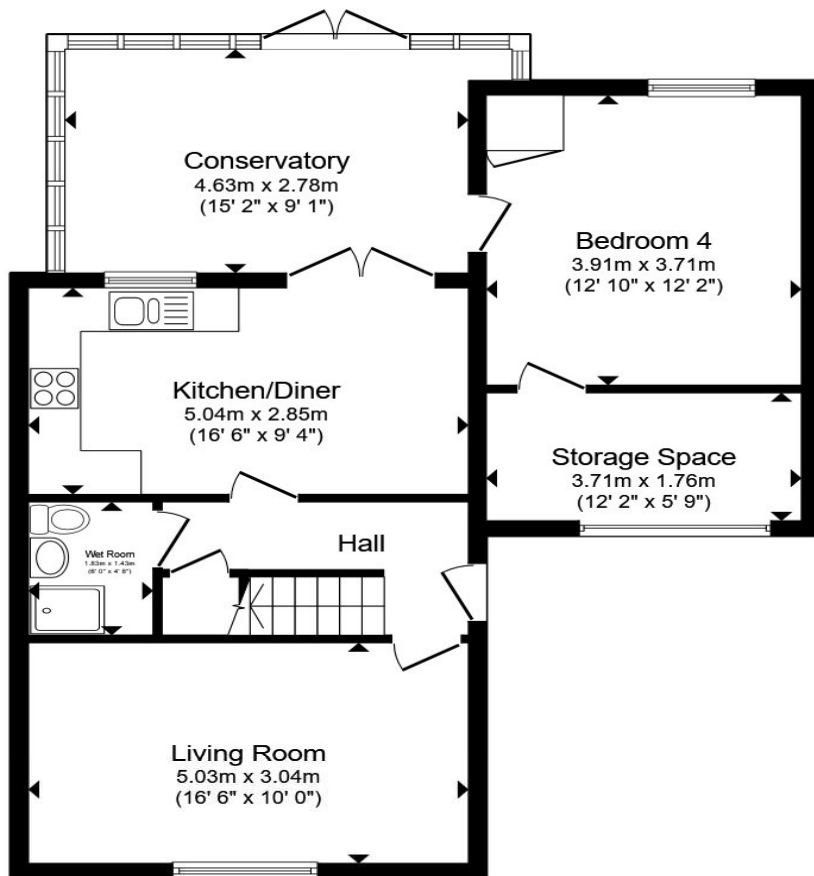
Rear Garden

The enclosed rear garden has a patio.

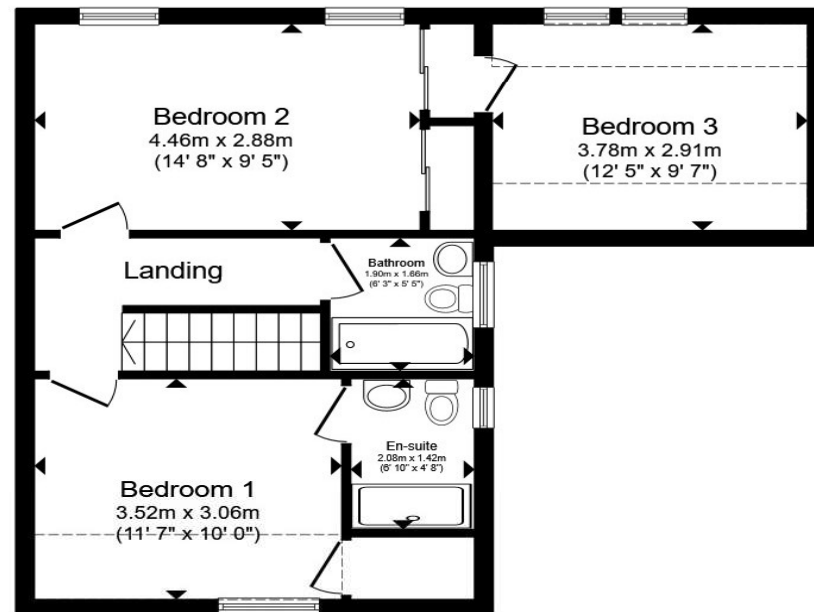


view this property online williamhbrown.co.uk/Property/SNH113058





Ground Floor



First Floor

Total floor area 128.5 m² (1,383 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

welcome to

Saddlers Close, Osbournby Sleaford

- Beautiful family home
- Downstairs bedroom perfect for multi-generational living
- Sought after village location
- Enclosed private rear garden
- Three bathrooms including ensuite to master

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113058



Property Ref:
SNH113058 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk