



**Hood Close, Sleaford NG34 7WJ**

**welcome to**

## **Hood Close, Sleaford**

Immaculately presented detached home set in a popular residential area on the outskirts of Sleaford. Featuring a modern open plan kitchen diner with breakfast bar, spacious lounge, sunroom, enclosed rear garden, driveway parking for multiple vehicles and a detached double garage. Ideal family home.



**Entrance Hall**

Having understairs cupboard and radiator.

**Lounge**

Featuring a fireplace with gas fire, TV point, two radiators and windows to the side and front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, sink, double oven, gas hob, plumbing for washing machine and dishwasher, space for fridge freezer, vinyl flooring to the kitchen area, two radiators, TV point, bay window to the front, further window to the rear and door to the rear.

**Sunroom**

Having an electric heater and vinyl flooring.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator, vinyl flooring and window to the front.

**First Floor Landing**

Having access to the partly boarded loft with light and ladder, radiator and window to the front.

**Bedroom One**

There are two built-in wardrobes, TV point, radiator and window to the front.

**Ensuite**

Fitted with a shower cubicle, wash hand basin with storage below, WC, shaver point, vinyl flooring, radiator and window to the rear.

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

Having a cupboard over the stairs, radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin with storage below, WC, shaver point, radiator, vinyl flooring and window to the side.

**Outside Front**

To the front of the property there is a tarmac driveway providing parking for multiple vehicles and a well-maintained lawn.

**Double Garage**

Having remote electric roller doors, power and lighting and door to the side.

**Rear Garden**

The enclosed rear garden has a patio and corner feature seating area.

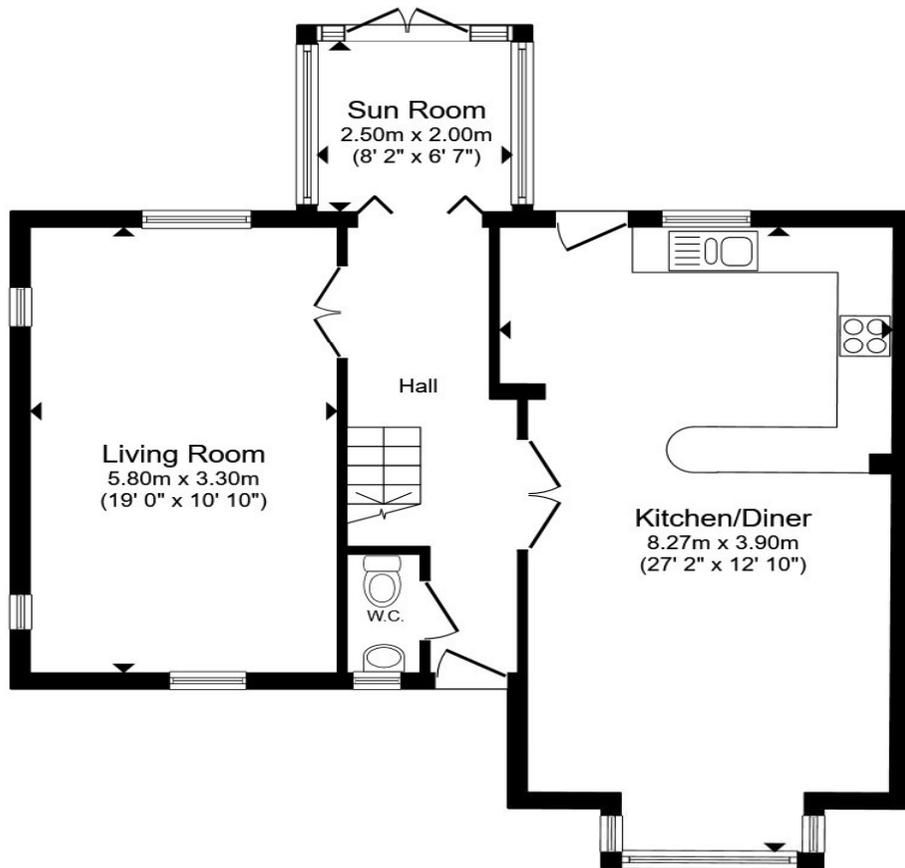
**Agents Note**

We are advised by the current vendor that the property has a fully pumped hot water system and central heating power flush completed by British Gas. Further details upon request.

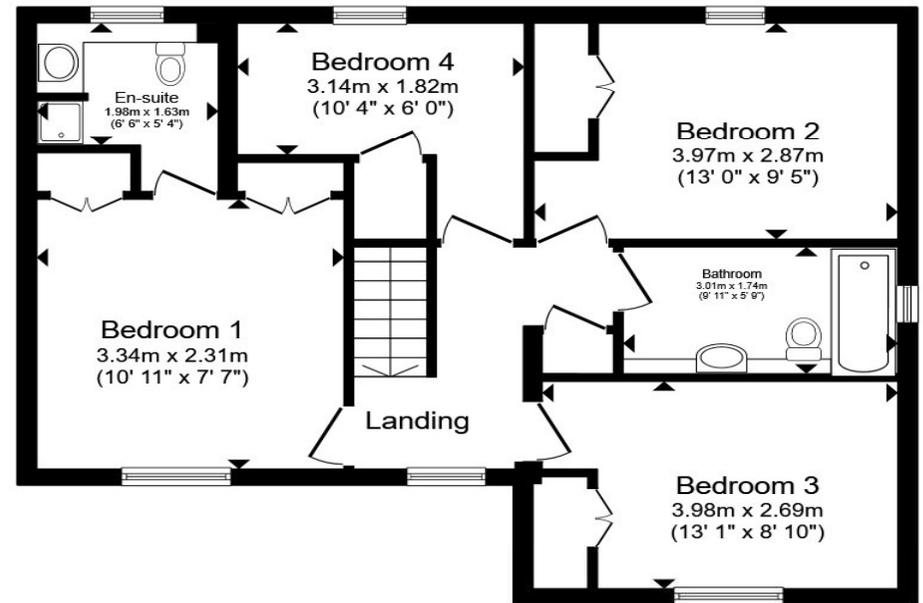


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**Ground Floor**



**First Floor**

Total floor area 130.0 m<sup>2</sup> (1,400 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)

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## Hood Close, Sleaford

- Detached double garage and spacious driveway
- Modern open plan kitchen diner
- Four well-proportioned bedrooms with ensuite to master
- Enclosed rear garden
- Beautifully presented "turn-key" family home

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113131 - 0003

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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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