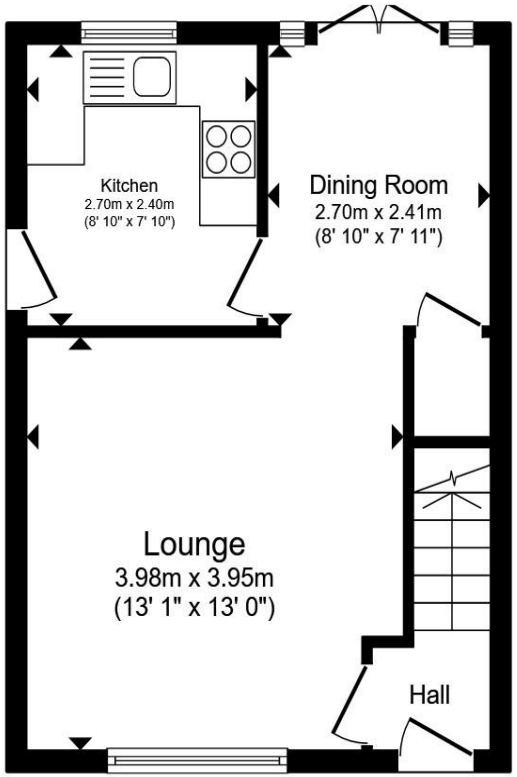
Ambleside Close,Sleaford NG34 7LW

william
h brown

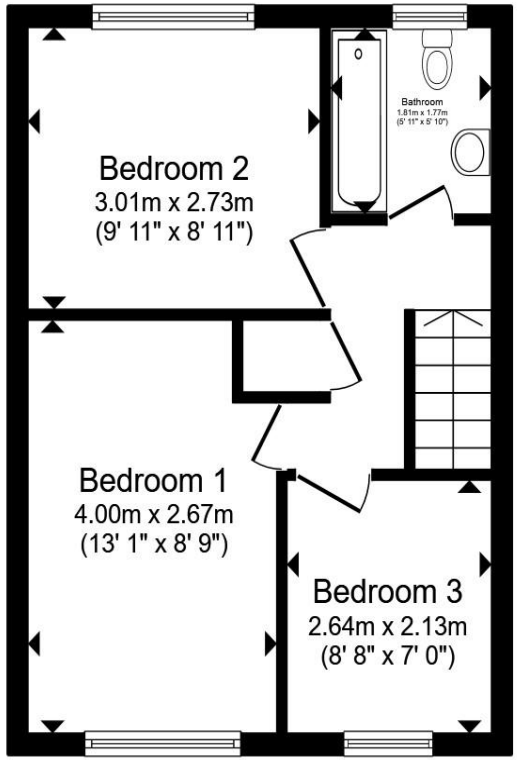
welcome to

Ambleside Close, Sleaford

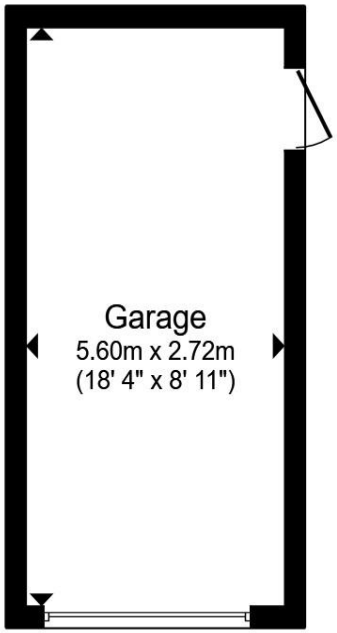
Beautifully presented and ready to move straight into, this stunning semi-detached home boasts a detached garage, driveway and a superb larger than average south-facing garden with a private decked hot tub area. Stylish throughout and perfect for first-time buyers. Viewing is essential.



Ground Floor



First Floor



Garage

Total floor area 80.9 m² (871 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

william h brown

Entrance Hall

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside Front

Garage

Rear Garden

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ambleside Close, Sleaford

Awaiting Photograph

- Beautifully presented home
- Enclosed south-facing rear garden
- Detached garage and driveway for two cars
- Ideal for first-time buyers
- Sought after location close to amenities

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

offers over

£210,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113389

The Property Ombudsman

Property Ref:
SNH113389 - 0004

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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.