

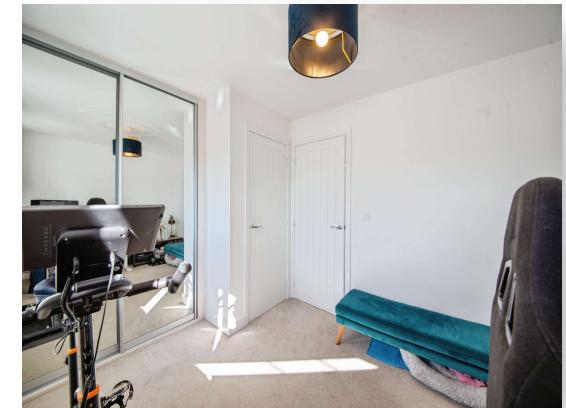


Burnham Way, Sleaford NG34 6AE

welcome to

Burnham Way, Sleaford

Modern mid-terraced home with two allocated parking spaces and an enclosed rear garden. The property is finished to a high standard throughout and has been immaculately maintained by current owners. With the property being a short walk away from local amenities it is a must view!



Entrance Hall
Having a radiator.

Lounge
15' 10" max x 13' 1" (4.83m max x 3.99m)
There is a TV point, cupboard, radiator and patio doors to the garden.

Kitchen
9' 10" x 6' 1" (3.00m x 1.85m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, extractor, integrated fridge freezer, integrated dishwasher and window to the front.

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

First Floor Landing
Having a radiator and access to the loft.

Bedroom One
13' 1" x 10' (3.99m x 3.05m)
There is a TV point, radiator and window to the rear.

Bedroom Two
11' 2" max x 8' 4" (3.40m max x 2.54m)
Having a built-in wardrobe, TV point, radiator and two windows to the front.

Bathroom
6' 7" x 6' 1" (2.01m x 1.85m)
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail and extractor.

Outside Front
To the front of the property there is allocated parking for two vehicles and access to the rear.

Rear Garden
The enclosed rear garden is a lawn and patio.



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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

Burnham Way, Sleaford

- Ideal for first time buyers or young families
- Two allocated parking spaces
- Two double bedrooms with built in wardrobes to second
- Beautifully presented throughout
- Enclosed rear garden with gates rear access

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£180,000



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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.



Property Ref:
SNH112803 - 0006

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