



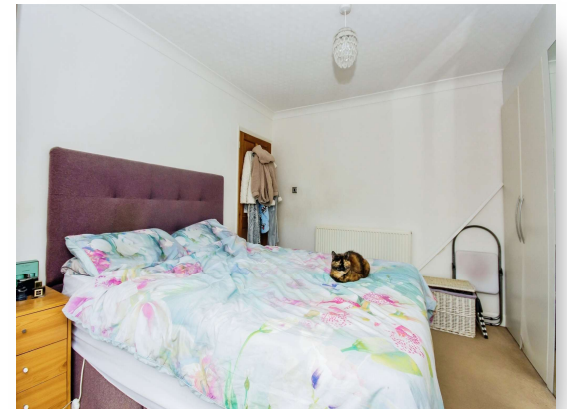
**North Parade, Sleaford NG34 8AN**



**welcome to**

**North Parade, Sleaford**

A semi-detached house situated in a popular location, with a large enclosed rear garden, off road parking and garage. This property is perfect for first time buyers and is being sold with NO ONWARD CHAIN.



**Entrance Hall**

There is a radiator, understairs storage cupboard and stairs rising to the first floor.

**Lounge**

12' 4" x 12' 6" ( 3.76m x 3.81m )

Featuring an electric fire, TV point, radiator and window to the front.

**Dining Room**

10' 3" x 9' 10" ( 3.12m x 3.00m )

Having a radiator and window to the rear.

**Kitchen**

12' 2" x 6' 11" ( 3.71m x 2.11m )

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink with mixer tap, built-in over, four ring gas hob, extractor, space for fridge freezer, plumbing for washing machine, radiator, two windows and door to the side.

**First Floor Landing**

Having a window to the side.

**Bedroom One**

10' 5" x 9' 6" ( 3.17m x 2.90m )

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

**Bedroom Two**

9' 9" x 9' 7" ( 2.97m x 2.92m )

Having built-in wardrobes, radiator and window to the rear.

**Bedroom Three**

7' 3" x 6' 10" ( 2.21m x 2.08m )

There is a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, pedestal wash hand basin with mixer tap, WC, fully tiled walls, heated towel rail, storage cupboard and window to the rear.

**Outside Front**

To the front of the property there is a driveway and access to the rear garden.

**Garage**

Having wooden doors.

**Rear Garden**

The fully enclosed rear garden is mainly laid to lawn.



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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](http://www.focalagent.com)

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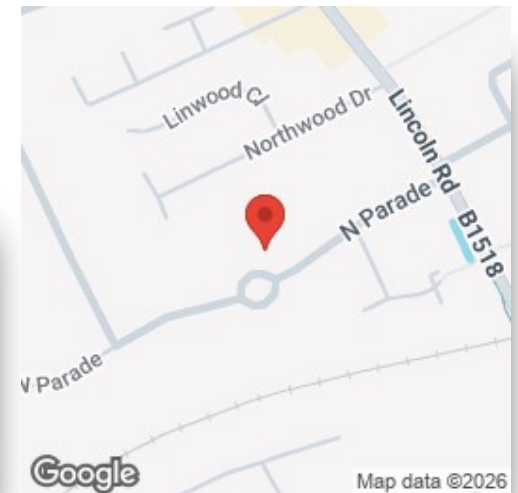
## **North Parade, Sleaford**

- Large rear garden
- Two reception rooms
- Off road parking and garage
- Walking distance to amenities
- NO ONWARD CHAIN.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112325 - 0009

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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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