



Snow Close, Holdingham Sleaford NG34 8YT

welcome to

Snow Close, Holdingham Sleaford

Stylish semi-detached home in a sought-after location, perfect for first-time buyers. Offering spacious modern living, an ensuite to the principal bedroom, enclosed rear garden, driveway and integral garage, all within easy reach of Sleaford's amenities and transport links.



Entrance Porch

Having a radiator.

Lounge

Featuring a fireplace with electric fire, radiator and window to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, one and a half bowl sink, built-in oven, gas hob, extractor, plumbing for washing machine, space for fridge freezer, LVT flooring, window to the rear and French doors to the garden.

WC

Fitted with a wash hand basin, WC and LVT flooring.

First Floor Landing

Having a storage cupboard and access to the loft.

Bedroom One

There is a radiator and window to the front.

Ensuite

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

Bedroom Two

Having a radiator and window to the rear.

Bedroom Three

There is a radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, LVT flooring and window to the side.

Outside Front

To the front of the property there is a driveway and outside tap.

Rear Garden

The enclosed rear garden has a lawn, patio and shed.

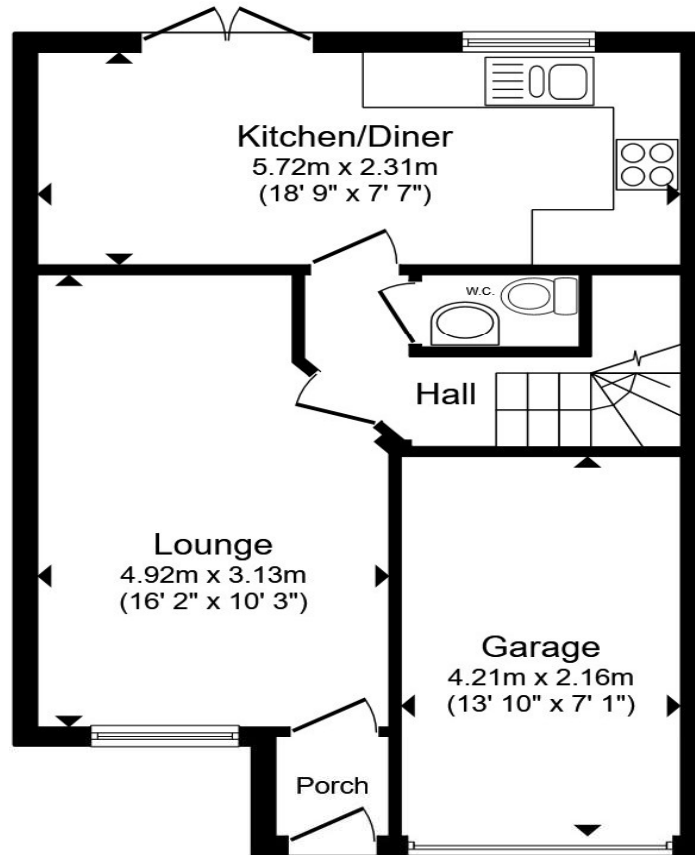
Agents Note

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.

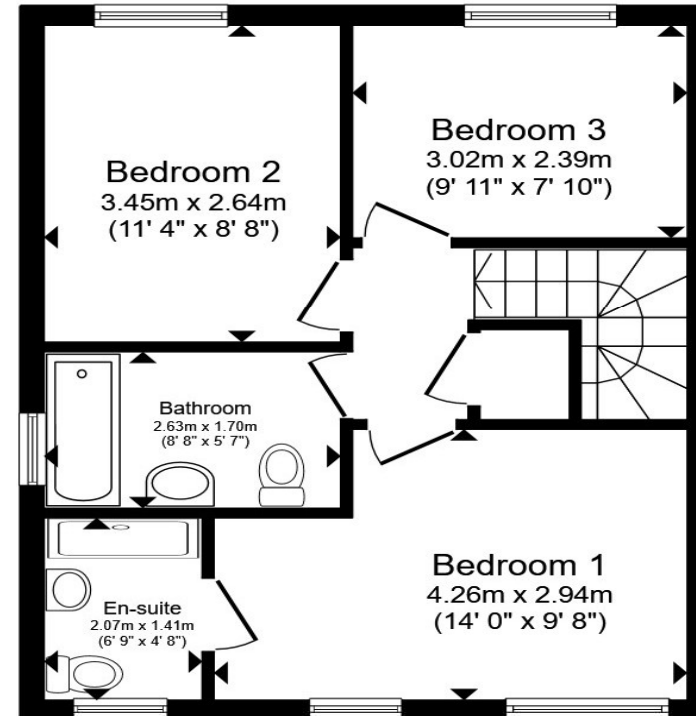


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Ground Floor



First Floor

Total floor area 86.6 m² (932 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

Snow Close, Holdingham Sleaford

- Ideal home for first-time buyers
- Ensuite to master bedroom
- Popular residential area
- Integral garage and driveway
- Enclosed rear garden

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

£185,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113387 - 0002

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 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.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk