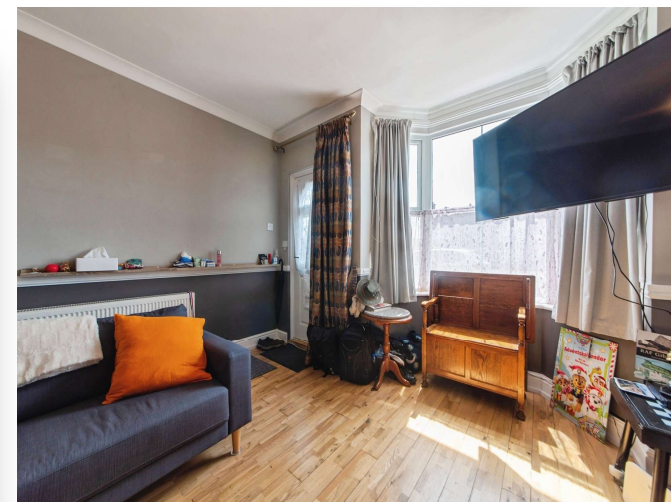




Grantham Road, Sleaford NG34 7NW

welcome to

Grantham Road, Sleaford

Beautifully presented terraced home in a convenient location close to Sleaford town centre, shops, schools and the train station. Offering spacious living accommodation with lounge, dining room, kitchen, utility room and enclosed rear garden. An ideal first home or investment opportunity.



Lounge

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

Dining Room

Having a radiator, wood flooring, cupboard and window to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, gas oven, induction hob, LVT flooring, radiator, window and door to the side.

Utility Room

Have base units with work surfacing over, plumbing for washing machine, space for fridge freezer, LVT flooring and window to the rear.

First Floor Landing

Having access to the loft.

Bedroom One

There is a cupboard, radiator and window to the front.

Bedroom Two

Having a cupboard, radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, two wash hand basins with storage below, WC, heated towel rail, tiled flooring and window to the rear.

Rear Garden

There is a gated courtyard with lawn and two sheds.

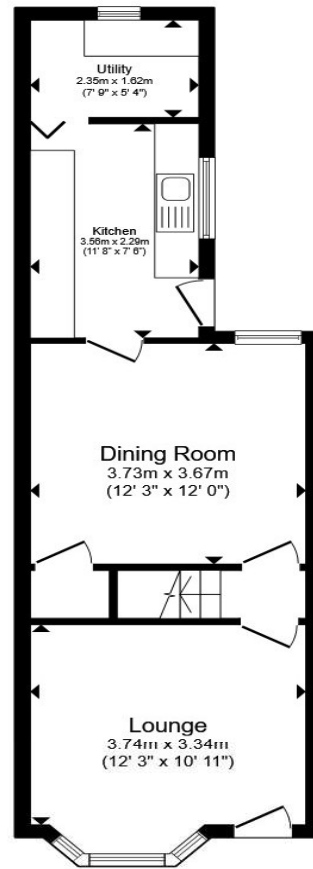
Agents Note

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.

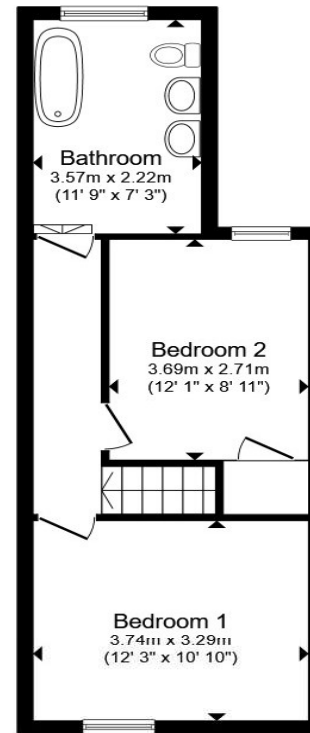


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Ground Floor



First Floor

Total floor area 81.4 m² (876 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

Grantham Road, Sleaford

- Well-presented home in walking distance to train station
- Two large reception rooms
- Two double bedrooms
- Enclosed rear garden
- Ideal for first time buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113312



Property Ref:
SNH113312 - 0003

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.



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