

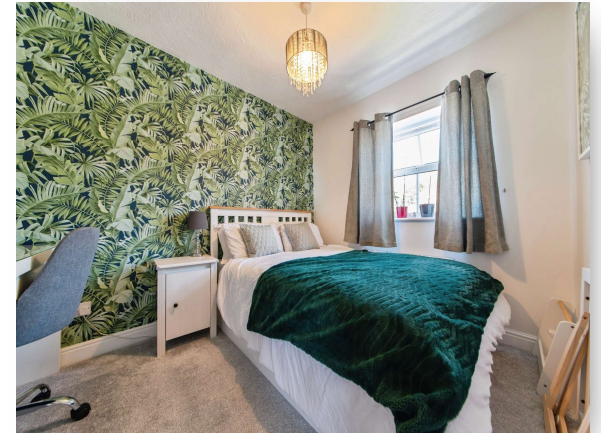


Bristol Way, Sleaford NG34 7AE

welcome to

Bristol Way, Sleaford

Beautifully presented semi-detached home situated on the outskirts of Sleaford, within walking distance of local amenities. Boasting a spacious kitchen diner, enclosed rear garden, detached garage and driveway parking. This move-in-ready property is an ideal first-time purchase and must be viewed.



Entrance Hall

Having a radiator and laminate flooring.

Lounge

There are two radiators, TV point, cupboard, window to the front and double doors to the:

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, cooker, gas hob, plumbing for washing machine, tiled flooring, radiator, door to the side, window and French doors to the rear.

Cloakroom

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

First Floor Landing

Having a cupboard, access to the loft and window to the side.

Bedroom One

There is a built-in wardrobe, radiator and window to the rear.

Bedroom Two

Having a radiator and window to the front.

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, heated towel rail, vinyl flooring and window to the front.

Outside Front

To the front of the property there is a driveway providing parking for two or three vehicles.

Garage

Having up and over door with power and lighting.

Rear Garden

The enclosed rear garden has a lawn and decked seating area to the side.



view this property online williamhbrown.co.uk/Property/SNH113344



welcome to

Bristol Way, Sleaford

- Perfect home for first-time buyers
- Detached garage and driveway
- Walking distance to schools and other amenities
- Enclosed rear garden
- MUST VIEW

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113344



Property Ref:
SNH113344 - 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.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk