



Ark Royal Court, Sleaford NG34 7JU

welcome to

Ark Royal Court, Sleaford

Tucked away at the end of a private driveway, this detached family home offers generous living space, a detached double garage and enclosed rear garden. Requiring modernisation throughout, it presents an exciting opportunity to create your dream home. NO ONWARD CHAIN.



Entrance Hall

Being entered via a front door and has a radiator, understairs storage and window to the front.

Lounge

Featuring an electric fire, two radiators, TV point, bay window to the front, patio doors to the rear and door leading to the:

Dining Room

Having a radiator and bay window to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, eye level double oven, induction hob, space for fridge freezer, tiled flooring, radiator and window to the rear.

Utility

Having wall and base units with work surfacing over, sink, plumbing for washing machine and dishwasher, radiator, tiled flooring and door to the side.

Study

Having a radiator and window to the front.

WC

Fitted with a wash hand basin, WC, radiator, vinyl flooring and window to the side.

First Floor Landing

Having a storage cupboard, radiator, access to the loft and window to the front.

Bedroom One

There are built-in wardrobes, radiator, TV point and window to the rear.

Ensuite

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Having a radiator and window to the front.

Bathroom

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

Outside Front

To the front of the property there is a driveway providing off-road parking.

Double Garage

Having up and over door and side access.

Rear Garden

The enclosed rear garden has a lawn and patio seating area.

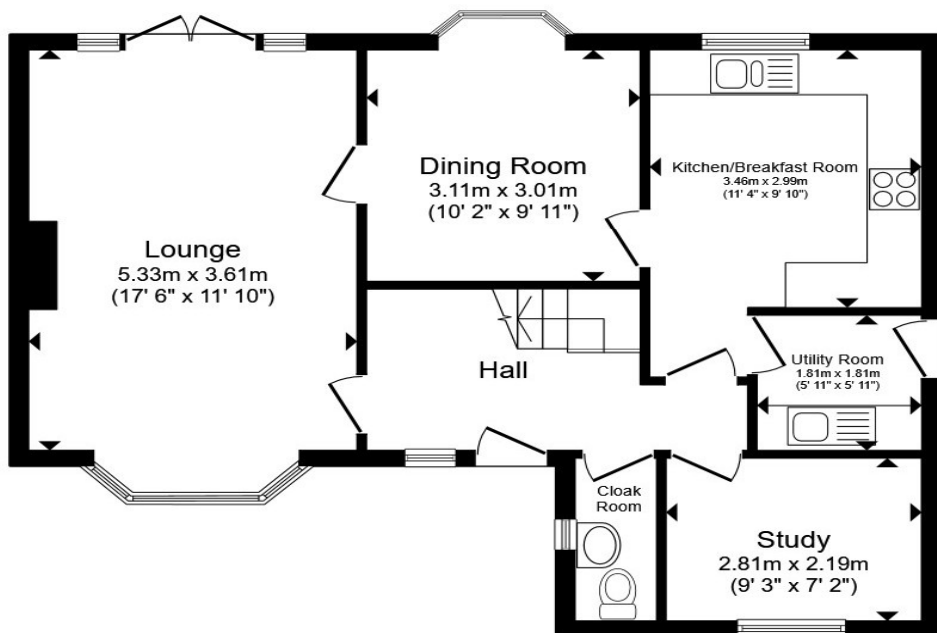
Agents Note

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.

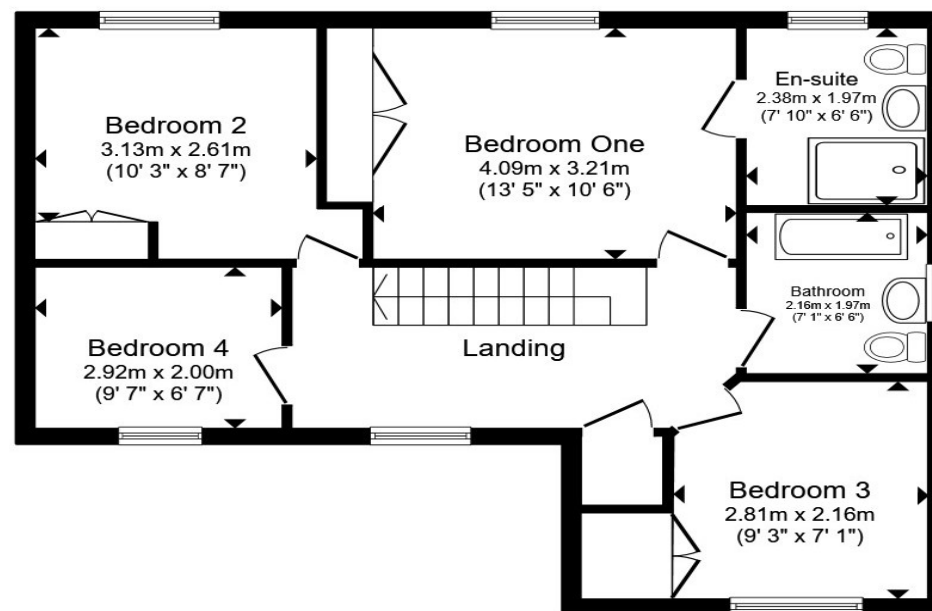


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Ground Floor



First Floor

Total floor area 124.4 m² (1,338 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

Ark Royal Court, Sleaford

- Four-bedroom family home
- Sought after location on outskirts of Sleaford
- Detached double garage
- Multiple reception rooms
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113404 - 0004

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.

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