



Briar Close,
Sleaford, Lincolnshire, NG34 7NT
£139,950



Set within the the popular Southfields estate is this semi detached house benefitting from gas central heatign and UPVC windows. The accommodation comprises of Entrance porch,Kitchen Diner, Lounge, Three Bedrooms, Family Bathroom and integral Garage. Outside offers sufficient parking and a private rear garden. The property is being offered for sale with no chain and would make an ideal first home or investment opportunity.

ENTRANCE PORCH

Having a double glazed entrance door and further door leading to Kitchen Diner.

KITCHEN DINER

15'0 x 8'3 (4.57m x 2.51m)



Having a range of base and eye levels units with work surface over and in set sink drainer, space for washing machine, boiler, under stairs cupboard, radiator and window to front.

INNER HALLWAY

Having stairs to first floor landing and radiator.

LOUNGE

15'0 x 10'0 (4.57m x 3.05m)



Having TV point, radiator and French doors leading to rear garden.

FIRST FLOOR LANDING

With stairs taken from the inner hallway and access to loft space.

BEDROOM ONE

10'1 x 8'0 (3.07m x 2.44m)

Having radiator and telephone point.

BEDROOM TWO

8'7 x 8'0 (2.62m x 2.44m)

Having radiator and and airing cupboard.

BEDROOM THREE

9'2 x 6'10 (2.79m x 2.08m)

Having radiator.

FAMILY BATHROOM



Having low level WC, pedestal hand wash basin and bath with electric shower over and radiator.

OUTSIDE



To the front of the property there is an area laid to lawn and a driveway leading to the garage. The rear garden is mainly laid to lawn with mature borders and panel fence surround.

GARAGE

Having up and over door, power and light and end personnel door leading to the rear garden.

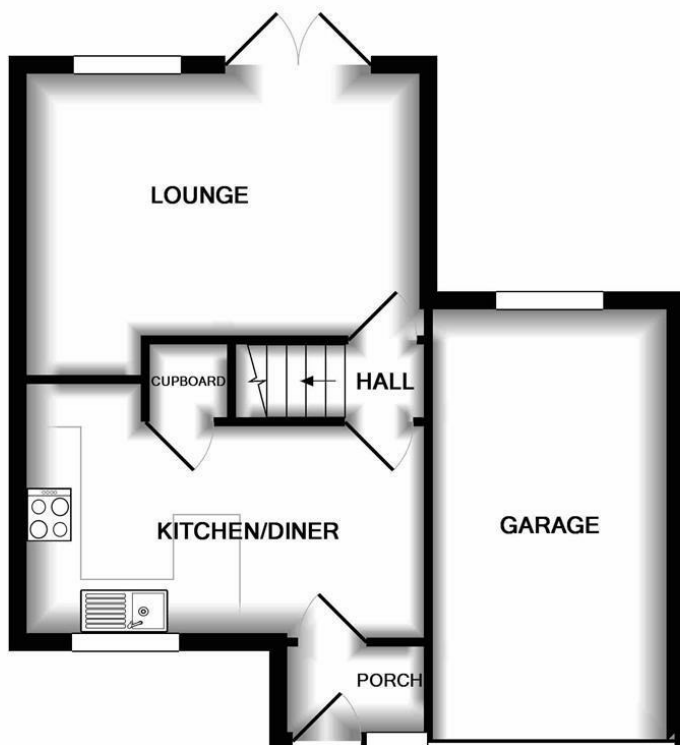
AGENT NOTE

These are draft particulars awaiting vendor approval.

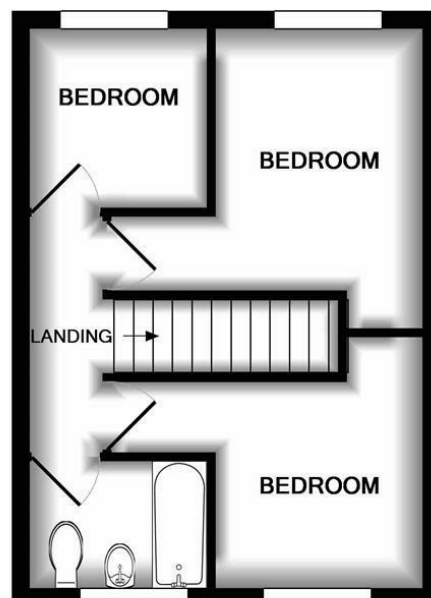
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FINANCIAL SERVICES

As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.



GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



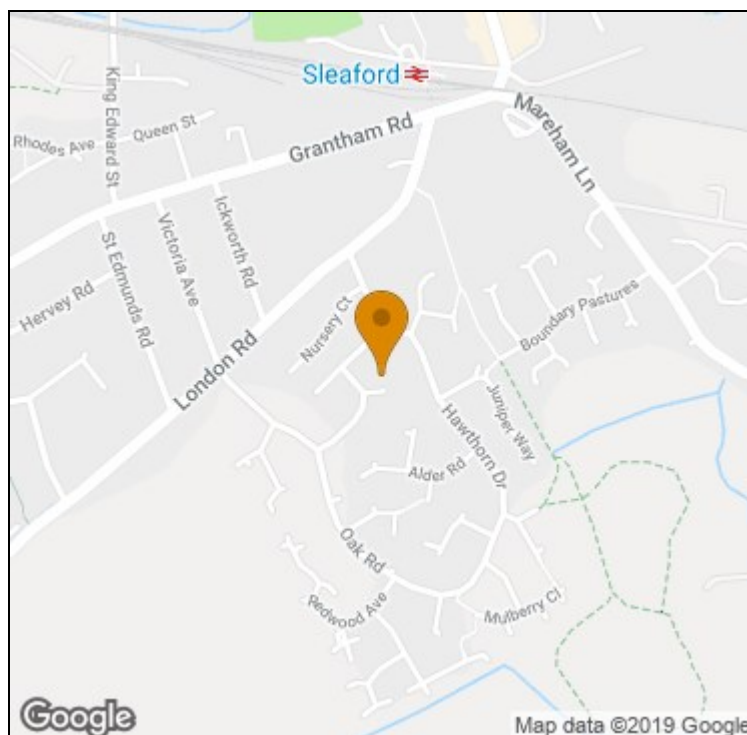
1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

BRIAR CLOSE, SLEAFORD, NG34 7NT
TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | <div>87</div> <div>69</div> |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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