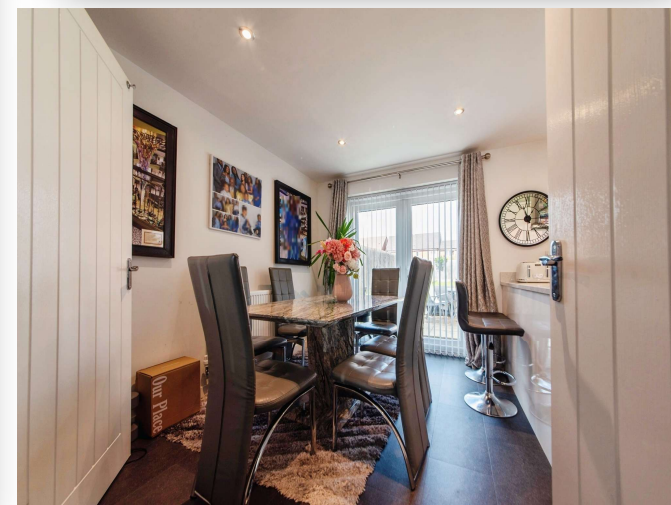


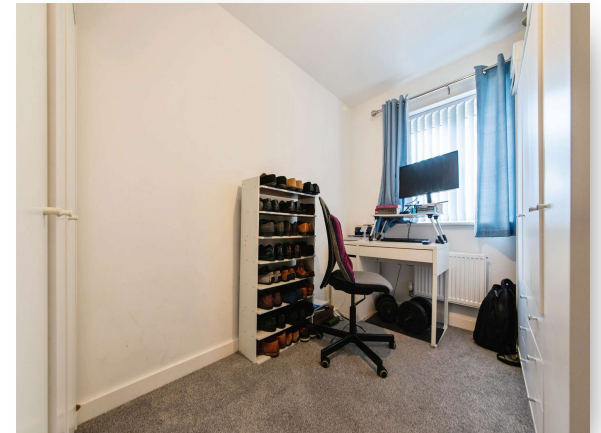


Whittle Road, Holdingham Sleaford NG34 8YU

welcome to

Whittle Road, Holdingham Sleaford

A modern detached family home situated on a popular residential estate in Holdingham. Offering spacious accommodation throughout including lounge, kitchen diner, utility and ensuite, plus integral garage, driveway parking and a larger than average enclosed rear garden. Close to local amenities.



Entrance Hall

Having a radiator and vinyl flooring.

Lounge

There is a TV point, radiator, cupboard, window to the front and double doors leading to the:

Kitchen Diner

Fitted with a range of wall and base units with quartz work surfacing over, sink, built-in oven, gas hob, built-in fridge freezer, integrated dishwasher, breakfast bar, radiator, vinyl flooring, window to the rear and patio doors to the garden.

Utility

Having base units with work surfacing over, radiator, vinyl flooring and door to the rear.

Cloakroom

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

First Floor Landing

Having access to the loft.

Bedroom One

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

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, extractor, vinyl flooring and window to the side.

Bedroom Two

Having a cupboard, TV point, radiator and window to the front.

Bedroom Three

There is a radiator and window to the rear.

Bedroom Four

Having a cupboard, 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 rear.

Outside Front

To the front of the property there is a driveway providing parking for three vehicles and paved garden.

Garage

Having up and over door.

Rear Garden

The good-sized rear garden has a lawn and patio.



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welcome to

Whittle Road, Holdingham Sleaford

- Wonderful family home
- Larger than usual rear garden
- Integral garage and driveway for three cars
- Ensuite to master bedroom
- Spacious kitchen diner

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113260



Property Ref:
SNH113260 - 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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