



Alder Road, Sleaford NG34 7GW

welcome to

Alder Road, Sleaford

Located on the outskirts of Sleaford, this well-presented semi-detached home, which offers a spacious lounge diner, kitchen with garden access, enclosed rear garden, driveway and integral garage. Within walking distance to local amenities, it is an ideal purchase for first-time buyers.



Entrance Porch

Being entered via a door from the front with a further door leading to the:

Lounge Diner

There is a TV point, two radiators, stairs rising to the first floor and window to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, cooker, plumbing for washing machine, space for fridge freezer, radiator, vinyl flooring, window and door to the rear.

First Floor Landing**Bedroom One**

There is a radiator and window to the front.

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, vinyl flooring, radiator and window to the rear.

Outside Front

To the front of the property there is a driveway providing parking for two vehicles, shrubs and side access to the rear.

Garage

Having up and over door.

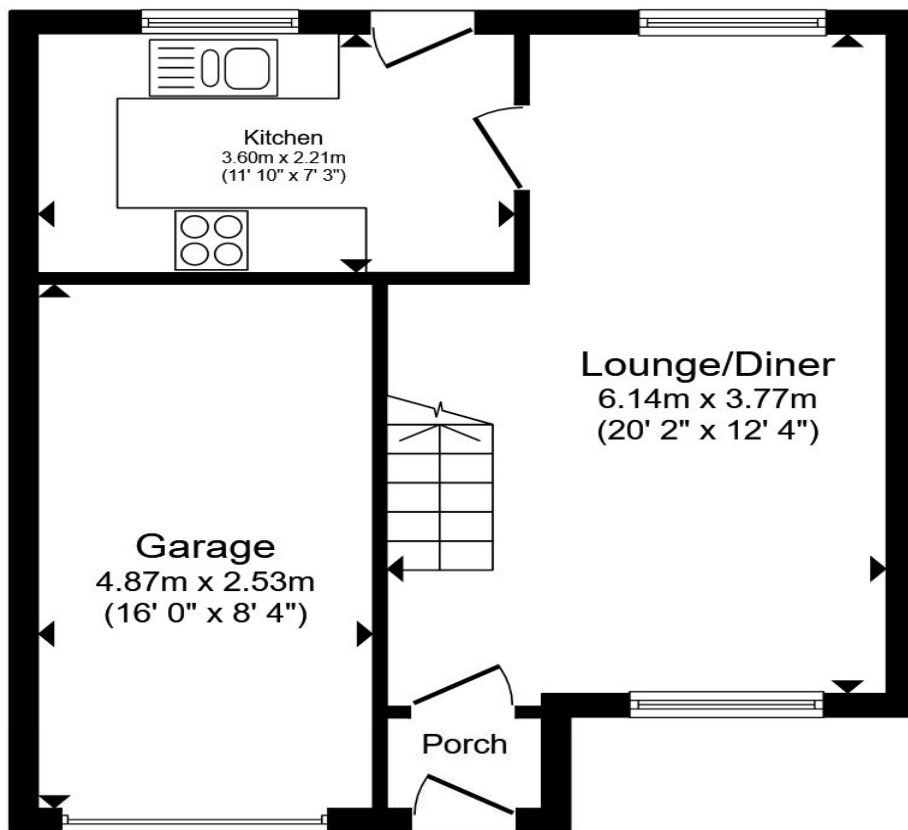
Rear Garden

The enclosed rear garden is mainly laid to lawn.

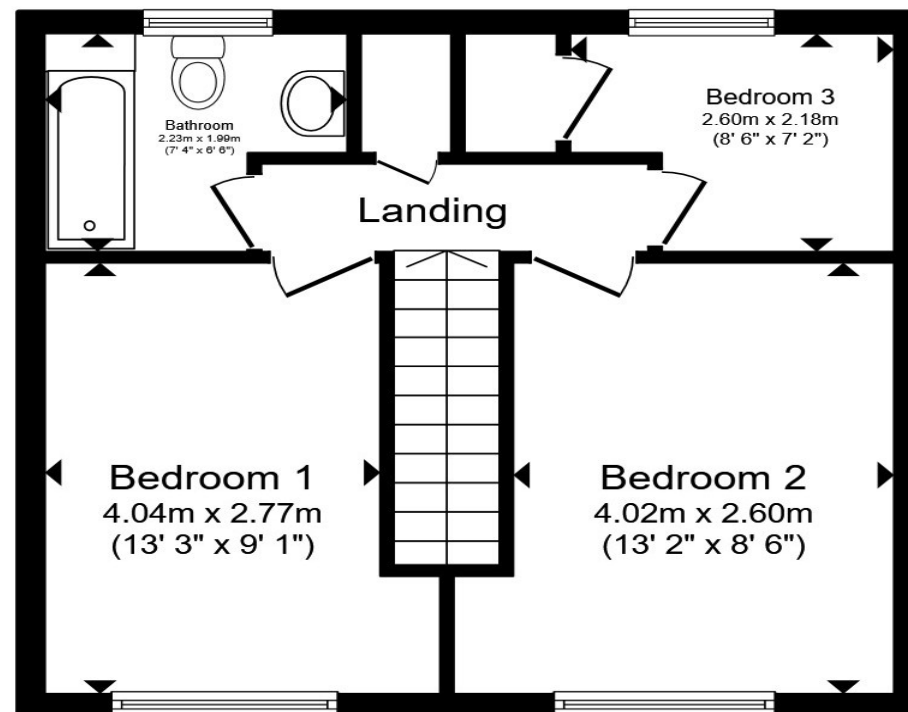


view this property online williamhbrown.co.uk/Property/SNH113204





Ground Floor



First Floor

Total floor area 82.4 m² (886 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

Alder Road, Sleaford

- Ideal home for first-time buyers
- Popular residential area on outskirts of Sleaford
- Integral garage and driveway
- Enclosed rear garden
- Walking distance to amenities

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/SNH113204



Property Ref:
SNH113204 - 0007

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