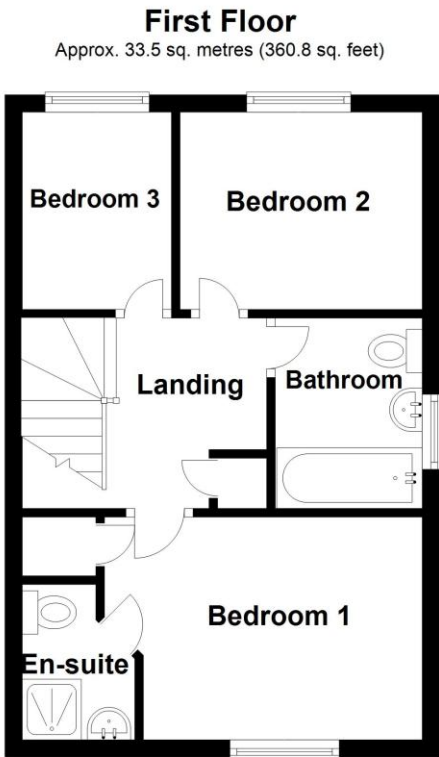
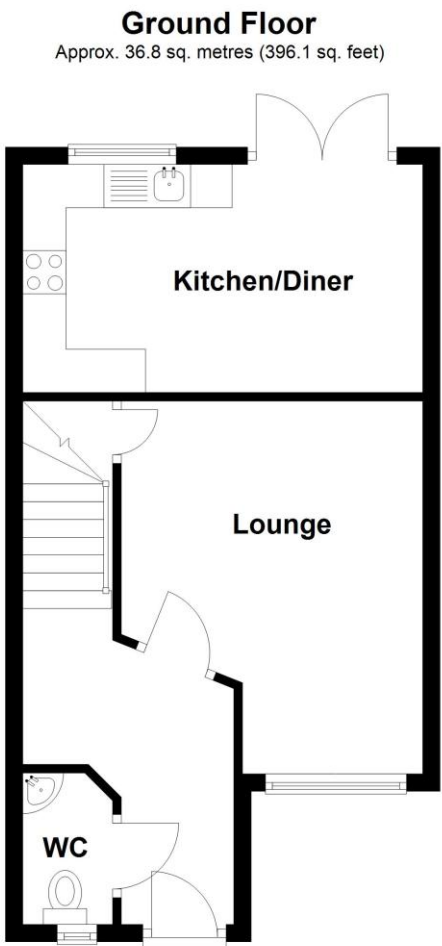


Brocklebank Way, Holdingham, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 70.3 sq. metres (756.9 sq. feet)



7 Brocklebank Way, Holdingham, Sleaford, Lincolnshire, NG34 8YQ

£190,000 Freehold

Ideally situated in a popular Holdingham Grange estate, this beautifully presented three-bedroom semi-detached home is conveniently close to schools, shops, and amenities. The location also offers easy access into the town centre and to the A17 and A15 via the Holdingham roundabout, making it ideal for commuters.



See things differently.

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See things differently.

Popular Residential Estate | Close To Amenities | Easy Access To A17 And A15 | Spacious Accommodation | Master Bedroom With En-Suite | Gas Central Heating | UPVC Double Glazing | West-Facing Garden | Fully Enclosed Rear Garden | Off-Road Parking For Two Vehicles

DESCRIPTION

The property provides spacious and well-proportioned accommodation, comprising an Entrance Hall, Cloakroom, Lounge, and a Kitchen Diner with ample space for family dining and entertaining. To the first floor, there are three bedrooms, with the master bedroom benefiting from a modern en-suite, alongside a Family Bathroom. The home also offers practical features such as gas central heating and UPVC double glazing.

Externally, the property enjoys a fully enclosed, west-facing rear garden, mainly laid to lawn with a patio area. To the front, there is a generously sized tarmac driveway providing off-road parking for two vehicles.

ACCOMMODATION

WC

Lounge- 14'2" x 12' (4.32m x 3.66m)

Kitchen/Diner- 15'2" x 8'8" (4.62m x 2.64m)

Bedroom 1 - 12' x 9'5" (3.66m x 2.87m)

En-suite

Bedroom 2 - 9'2" x 7'6" (2.8m x 2.29m)

Bedroom 3 - 7'6" x 5'8" (2.29m x 1.73m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

