

property details **approval form**

9 Truro Close, Sleaford, Lincolnshire, England, NG34 8UZ

Date: 01 October 2026

Property Ref and Version: SNH113114 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

T 01529 303040 **E** Sleaford@williamhbrown.co.uk

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>> **price**

£140,000

Tenure: Freehold

>> **key features**

- > Semi detached home on outskirts of town centre
- > Driveway to the side
- > Enclosed rear garden
- > Perfect for first time buyers or investors
- > NO ONWARD CHAIN
- > EPC Rating: C

>> **short description**

Tucked away at the end of a peaceful cul-de-sac, this charming semi-detached home offers well-proportioned accommodation, a spacious kitchen/diner, driveway parking and an enclosed rear garden. Ideally positioned within walking distance of Sleaford town centre and local amenities. NO ONWARD CHAIN.

>> **long description**

A well-positioned two bedroom semi-detached property, situated at the end of a quiet cul-de-sac on the outskirts of Sleaford town centre. The property benefits from a driveway providing off-road parking and an enclosed rear garden, with local amenities within walking distance.

The accommodation briefly comprises an entrance porch, leading into the lounge, which has stairs rising to the first floor. To the rear is a good-sized kitchen/diner, providing a practical and sociable living space with access to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property occupies a pleasant position at the end of the cul-de-sac, with a driveway to the side providing off-road parking. The enclosed rear garden offers a good degree of privacy and provides an ideal outdoor space for seating and entertaining.

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The property is conveniently situated within walking distance of Sleaford town centre, with its range of shops, cafés, restaurants and everyday amenities. There are also good transport links and a range of local facilities close by.

An ideal opportunity for first-time buyers, couples, downsizers or investors, an early viewing is recommended to appreciate the position and accommodation on offer.

>> **directions**

>> **Agent Note**

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>> **room description**

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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>> **room description**

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>> **property images**



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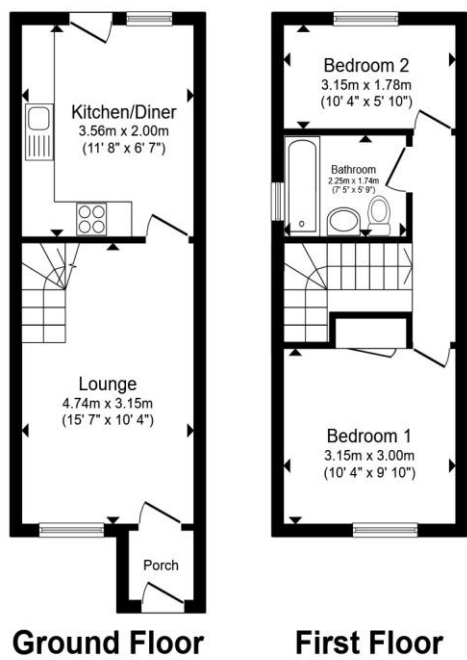
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>> floor plan



Total floor area 55.2 m² (595 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



>> approval

Signature		Date
Izabela A Szymak		
Mr P.G.M. Scott		