



11 Hawthorn Drive  
Sleaford, Sleaford, NG34 7GZ

Guide Price  
£159,000

## 3 Bedroom Semi-Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Much improved and immaculately presented
- Three bedroom family home
- Kitchen open plan to conservatory
- Refitted kitchen with hot water tap
- Detached garage & driveway
- Large enclosed rear garden
- Gas central heating, uPVC double glazing
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 11 Hawthorn Drive, Sleaford, Sleaford, NG34 7GZ](#)



## Overview

Modern Method Of Auction - T & C's Apply - Much improved and immaculately presented family home enjoying a cul de sac position on the popular Southfields development with scope to extend (subject to planning), convenient for the town centre and amenities.

Early viewing is highly recommended to fully appreciate the updates that have been carried out. Features include re fitted kitchen which is then open plan to a conservatory enhancing the feel of space, together with gas fired central heating and uPVC double glazing.

The accommodation extends to some 885sqft and briefly comprises hallway, cloakroom, lounge, kitchen with re fitted units and hot water tap together with a walk in pantry, EYG conservatory. To the first floor are three bedrooms and a bathroom with a shower over the bath.

Outside a driveway to the front provides ample parking and leads to the detached garage. To the rear are large enclosed garden includes lawn and patio.

Agents note: Vendor advises that there is Fibre to the property.





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Approximate Area = 885 sq ft / 82.2 sq m  
Garage = 162 sq ft / 15 sq m  
Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Pygott & Crone. REF: 1208999



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Porch



## Location



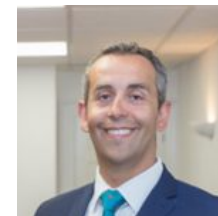
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**11 Hawthorn Drive, Sleaford**  
is on the market with our Sleaford branch

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