

***WHEAT GROVE,
SLEAFORD, NG34 7WW***



£140,000

Located in one of the town's most popular residential areas and offered with No Onward Chain, a Three Bedroom Mid Terraced House benefitting from UPVC Double Glazing and Gas Fired Central Heating. The property has undergone a variety of improvements both internally and externally and the full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge, Kitchen Diner, Three Good Sized Bedrooms, En-Suite and Family Bathroom. Outside there is an Allocated Parking Space and the garden to the rear is fully enclosed. This property would suit a first time buyer or investor and internal viewing is strongly recommended by the selling agent.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and left into Boston Road. After the recreation ground turn right into Russell Crescent and take the third turning on the right into Stephens Way. Follow the road to the 'T' junction and turn left into Wheat Grove and the property is located on the right hand side as indicated by our 'For Sale' board.

Part glazed double glazed door provides access to the **Entrance Hall** having radiator and smoke alarm.

Cloakroom:

Having low level w.c, corner hand washbasin and radiator.

Lounge: 3.53m (11'7") x 4.47m (14'8")

Having feature fireplace, coved ceiling and radiator.

Dining Kitchen: 4.50m (14'9") x 2.82m (9'3")

Having range of matching wall and base units with worktop over, tiled splashbacks, single drainer stainless steel inset sink with monobloc tap, inset electric oven and gas hob with cooker hood over, space and plumbing for automatic washing machine, space and plumbing for dishwasher, wall mounted boiler, tiled floor, understairs storage cupboard, radiator and sliding patio doors providing access to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard housing the hot water cylinder and smoke alarm.

Bedroom 1: 2.95m (9'8") x 2.77m (9'1")

Having built-in wardrobes and radiator.

En-Suite:

Being part tiled and having low level w.c, pedestal hand washbasin, shower cubicle with mains fed shower, extractor fan and radiator.

Bedroom 2: 2.54m (8'4") x 2.54m (8'4")

Having radiator.

Bedroom 3: 1.90m (6'3") x 2.87m (9'5")

Having radiator and loft access.

Bathroom:

Being half tiled and having low level w.c, pedestal hand washbasin, panelled bath, extractor fan and radiator.



Lounge



Dining Kitchen



Dining Area



Bedroom 1



En-Suite

Outside:

There is an **Allocated Parking Space** to the front and an outside light. The **Rear Garden** is predominantly West facing and is enclosed by timber fencing, laid mostly to lawn and a cold water tap is fitted.



GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	84
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		78	82
England & Wales	EU Directive 2002/91/EC		

- Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 29/1/18

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**