

***JUBILEE GROVE,
SLEAFORD, NG34 8BD***



£90,000

With the advantage with No Onward Chain and within walking distance of the town centre. A recently renovated Three Bedroom House offering larger than average accommodation with off road parking. The property further benefits from Gas Central Heating and Double Glazing with the full accommodation comprising Entrance Hall, Lounge, Lobby, Kitchen, Downstairs Bathroom and Three Bedrooms. Outside a gated driveway provides off road parking and the rear gardens are fully enclosed with attached store.

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 head north out of Northgate over Galley Hill Bridge onto Lincoln Road. Turn right on to Jubilee Grove and at the t-junction turn left where the property is located on the left hand side.

Part glazed timber door provides access to the entrance hall having radiator and door off to:

Lounge: 4.50m (14'9") x 3.53m (11'7")
Having radiator and storage cupboard.

Kitchen: 2.57m (8'5") x 3.51m (11'6")
Having a range of matching wall and base units with work top, one and a half stainless steel drainer with monobloc tap, integrated electric oven and four ring gas hob with cooker hood over, tiled splashbacks, tiled floor, wall mounted boiler and space for appliance.

Bathroom:
Being fully tiled and having low level w.c., pedestal hand washbasin and panelled bath.

Stairs from the entrance hall provide access to the **First Floor Landing.**

Bedroom 1: 2.57m (8'5") x 5.49m (18'0")
Having radiator.

Bedroom 2: 3.63m (11'11") x 2.51m (8'3")
Having radiator.

Bedroom 3: 2.82m (9'3") x 2.51m (8'3")
Having radiator.

Outside:
A gate provides access to the driveway and front garden which is mainly laid to lawn. The rear garden is larger than average with a patio area, enclosed by timber fencing and will be laid to lawn.

NB: These are draft particulars and await vendors approval.



Lounge



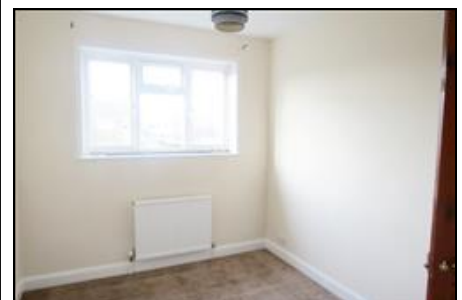
Kitchen



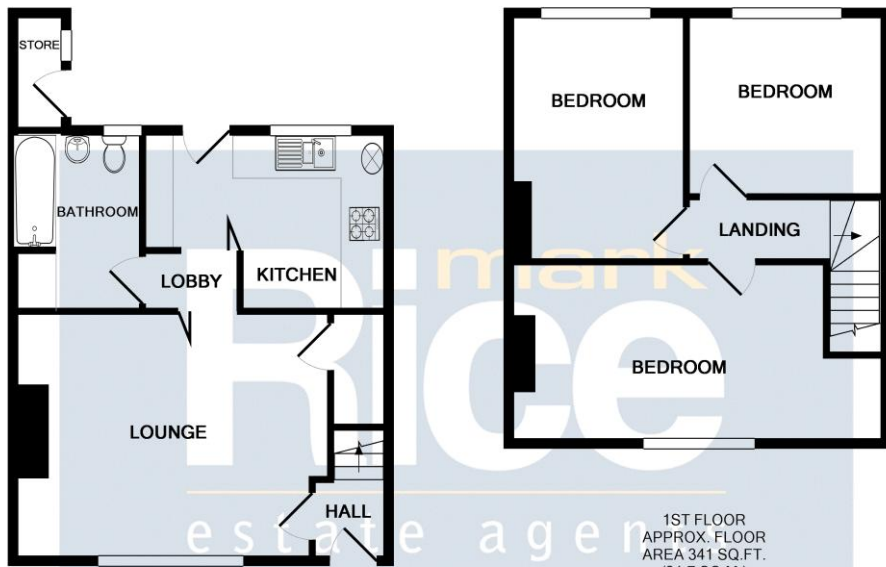
Bathroom



Bedroom 1



Bedroom 2



GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 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 3



Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	65	78
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 14/03/19

Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488
A virtual tour is available to view online at www.markrice.co.uk