

***ST GILES AVENUE,
SLEAFORD, NG34 7JB***



£155,000

Located in a popular residential area and having particularly private rear gardens, a Two Bedroom Semi Detached Bungalow with Garage, Car Port and a drive providing Parking for a number of vehicles. The property is located just off Boston Road so is convenient for the town centre and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge, Kitchen, Two Good Sized Bedrooms, 16'6 Conservatory and Shower Room. There are low maintenance front and rear gardens and early viewing is highly recommended.

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 bearing left into Boston Road. Take the fourth turning on the left hand side into St Giles Avenue and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the Hall having cupboard housing the combination boiler, loft access with ladder and radiator.

Lounge: 5.94m (19'6") max x 3.33m (10'11")

Having living flame effect gas fire, radiator and coved ceiling.

Kitchen: 3.07m (10'1") x 2.64m (8'8")

Having wall and base units, worktop, 1½ bow single drainer sink unit with monobloc tap, inset gas hob, cooker hood and tiled splashbacks,

Shower Room:

Being fully tiled and having separate shower with mains fed unit, pedestal hand washbasin, low level w.c, tiled floor and radiator.

Bedroom 1: 4.32m (14'2") x 3.25m (10'8")

Having radiator and French doors providing access to the:

Conservatory: 4.88m (16'0") x 2.13m (7'0")

Having wall light point, French doors to garden and radiator.

Bedroom 2: 3.05m (10'0") x 2.64m (8'8")

Having radiator.

Outside:

The front gardens are gravelled for ease of maintenance and a concrete drive approaches the **Car Port** and double gates. The drive continues alongside the bungalow to the **Garage 5.03m (16'6") x 2.49m (8'2")** which forms part of the rear boundary and has up and over door and power. The **Rear Gardens** are particularly private and have an artificial grass area, a further paved area with power for water features etc. To the rear of the garage is a further **Potting Shed**.



Lounge



Kitchen



Bedroom 1



Conservatory



Bedroom 2



Rear Garden



Further Aspect

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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 01/02/2020

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