

**DRAFT**

***WOODSIDE AVENUE,  
SLEAFORD, NG34 8UH***



***£120,000***

***Located within this popular residential area North of the town and within walking distance of local amenities, a Two Bedroom End Terrace House offered with NO ONWARD CHAIN. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Kitchen, Lounge, Two Bedrooms and Family Bathroom. Outside a driveway provides Off Road Parking and the South Facing Rear Gardens are designed with Low Maintenance in mind. This home is an ideal property for a First Time Buyer or Investor and 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 head North and proceed over Galley Hill Bridge into Lincoln Road. Take the last turning on the right into York Road and take the third turning on the left into Woodside Avenue where 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 coved ceiling, radiator, wall mounted gas boiler, smoke alarm and thermostat.

**Kitchen: 2.01m (6'7") x 2.24m (7'4")**

Having a range of matching wall and base units with worktop over, single inset drainer unit with monobloc tap, tiled splashbacks, integrated electric oven and electric hob with extractor over, space for fridge freezer, space and plumbing for washing machine and bay window.

**Lounge: 4.17m (13'8") x 4.01m (13'2") max**

Having electric fire with surround, coved ceiling, radiator, dado rail, understairs storage cupboard and French doors providing access to the rear garden.

Stairs from the entrance hall provide access to the **First Floor Landing** having airing cupboard, loft hatch and smoke alarm.

**Bedroom 1: 4.17m (13'8") x 2.92m (9'7") max**

Having coved ceiling, dado rail and radiator.

**Bedroom 2: 1.98m (6'6") x 3.17m (10'5")**

Having radiator.

**Bathroom:**

Having low level w.c, pedestal hand washbasin, panelled bath with electric shower over, coved ceiling and radiator.

**Outside:**

To the front a driveway provides off road parking and the front gardens are laid to gravel with hedging. A timber gate provides access to the South facing rear garden which is laid to patio with gravelled area and fully enclosed by timber fencing.



**Kitchen**



**Lounge**



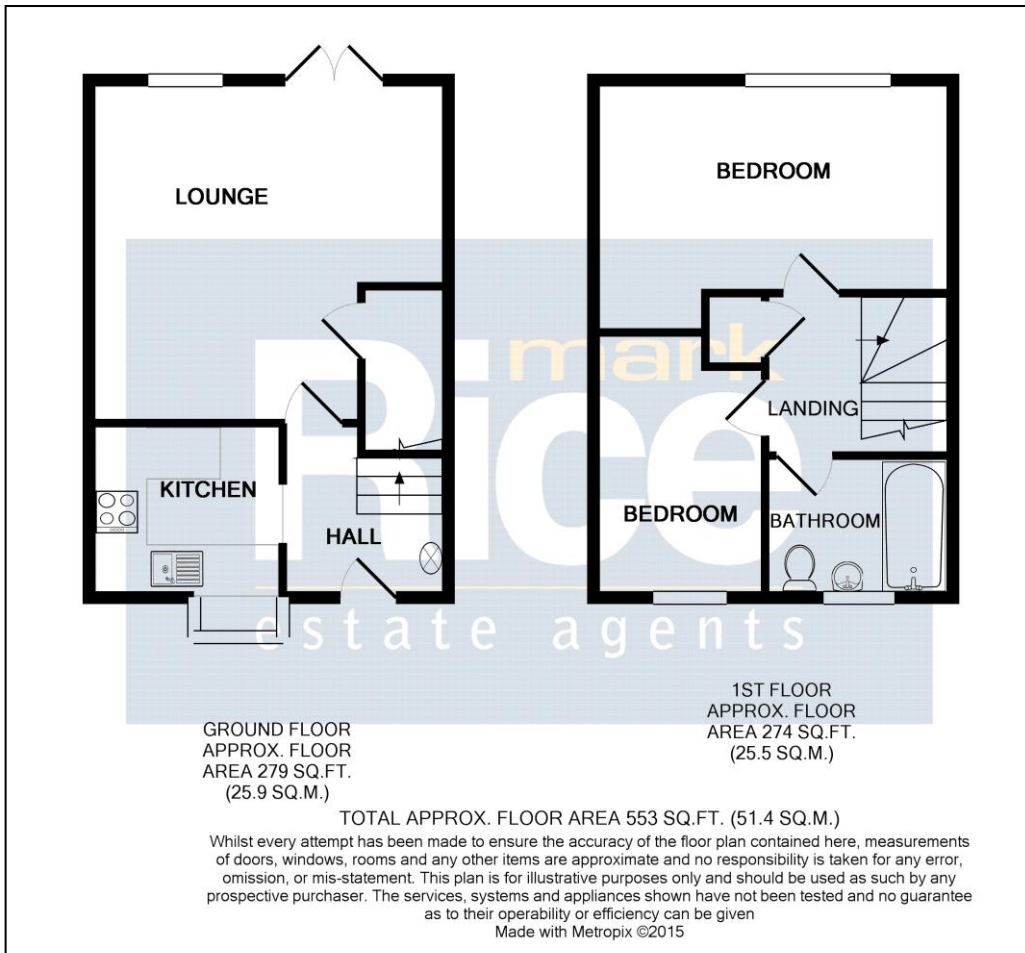
**Bedroom 1**



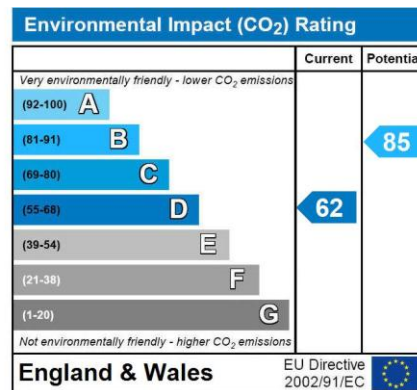
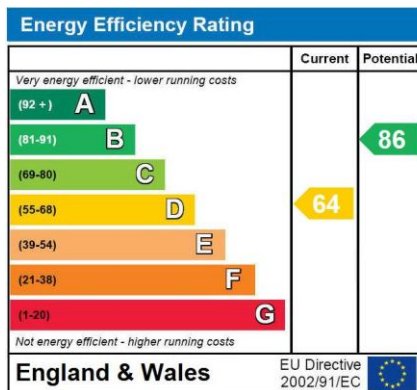
**Bedroom 2**



**Bathroom**



**Garden**



**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.*

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](http://www.markrice.co.uk)