

***MILLFIELD TERRACE,
SLEAFORD, NG34 7AD***



£185,000

With the advantage of immediate vacant possession and located within this particularly popular area and within walking distance of the town centre, a good sized Three Bedroom Terraced House with Parking, Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Reception Room/Ground Floor Bedroom, Living Room, 10'6 Kitchen, Rear Lobby, 13'10 x 6'11 Bathroom and Three First Floor Bedrooms. The main bedroom which measures 18'10 x 6'3 is currently used as a lounge. There is Parking to the front of the property and the Rear Gardens are enclosed and viewing of this property 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 office head North and after the Tesco traffic lights turn right into Millfield Terrace. The property is located on the left hand side.

Double glazed entrance door provides access to the Hall having radiator.

Reception Room/Bedroom: 3.53m (11'7") x 3.23m (10'7")

Having bay window, radiator and coved ceiling.

Living Room: 4.55m (14'11") x 3.89m (12'9")

Having built-in understairs cupboard, open fireplace, double radiator and coved ceiling.

Kitchen: 3.20m (10'6") x 2.11m (6'11")

Having wall and base units, worktop, bowl sink with monobloc tap, pantry cupboard and tiled splashbacks.

Lobby:

Having double glazed rear entrance door and wall mounted gas boiler.

Bathroom: 4.22m (13'10") x 2.11m (6'11")

Having low level w.c, separate mains fed shower, vanity hand washbasin, bath, heated towel rail, electric wall heater, built-in cupboards and shaver point.

Stairs from the hall provide access to the **First Floor Landing** having built-in cupboard.

Bedroom 1: (Currently used as lounge) 5.69m (18'8") x 3.15m (10'4")

Having two built-in double wardrobes, double radiator and coved ceiling.

Bedroom 2: 3.17m (10'5") x 3.10m (10'2")

Having radiator and built-in double wardrobe.

Bedroom 3: 3.12m (10'3") x 2.39m (7'10")

Having radiator.

Outside:

There is parking to the front of the property and the **Rear Gardens** have an abundance of plants and shrubs together with a patio and pond. There is a shared pedestrian right of way to the rear of the property.



Reception Room/Bedroom



Living Room



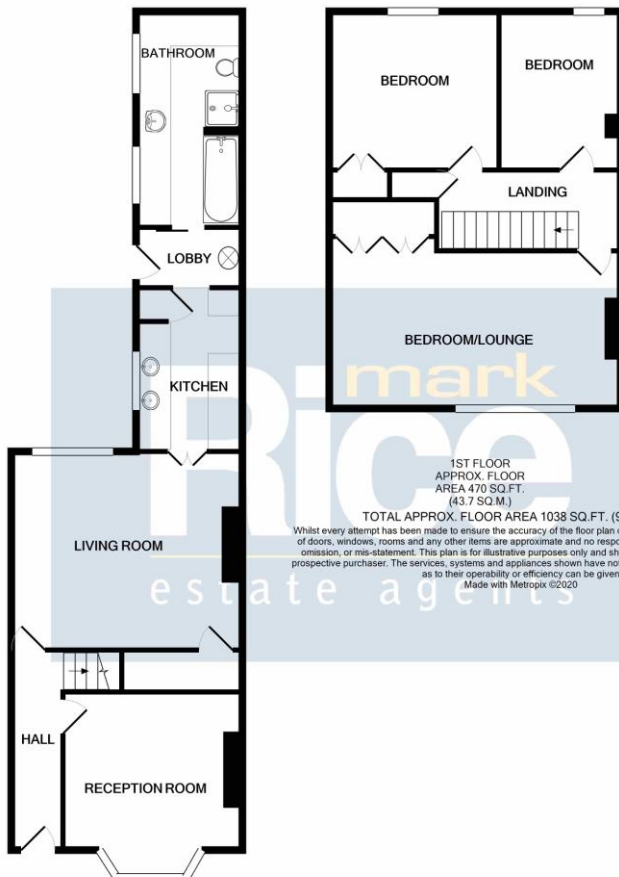
Kitchen



Bathroom



Bedroom 1



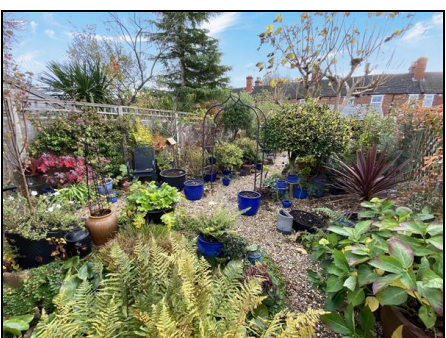
GROUND FLOOR
APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)



Bedroom 2



Bedroom 3



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		
	56	83
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		
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 24/11/2020

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