

***CASTLE TERRACE,  
SLEAFORD, NG34 7QG***



***£102,000***

***Located within walking distance of the town centre and its amenities and with the advantage of No Chain, a Two Bedroom Terraced House providing good sized accommodation including Entrance Porch, Lounge, Kitchen, Bathroom and Two Good Sized Bedrooms to the first floor. There is a small garden to the front and an Enclosed Rear Yard and the property benefits from Gas Central Heating with a new boiler installed in 2020 and Double Glazing. Ideal for the first time buyer or as an investment purchase, early viewing is 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:**

Walking from our office, take the second turning on the right into Watergate and follow this road as it leads into West Banks. Take the third turning on the left into Castle Terrace Road and proceed to the No Through Road and turn left and the property is located by our 'For Sale' board on the left hand side.

---

Entrance door provides access to the Porch with further double glazed entrance door to the:

**Lounge: 4.75m (15'7") x 3.05m (10'0") max**  
Having radiator and coved ceiling.

**Kitchen: 2.59m (8'6") x 2.08m (6'10")**  
Having wall and base units, worktop, inset sink with mixer tap, built-in oven, electric hob, cooker hood, tiled splashbacks and double glazed rear entrance door.

**Bathroom:**  
Having bath with electric shower over, pedestal hand washbasin, low level w.c, tiled splashbacks and radiator.

A door from the lounge provides access to the **First Floor Landing**.

**Bedroom 1: 3.78m (12'5") x 3.10m (10'2")**  
Having radiator.

**Bedroom 2: 4.27m (14'0") x 2.11m (6'11")**  
Having radiator and cupboard housing the boiler.

**Outside:**  
The property has pedestrian access only from the road and has a small enclosed garden to the front. The **Rear Garden** is enclosed and is laid mostly to concrete with a Garden Shed.



**Lounge**



**Kitchen**



**Further Aspect**



**Bathroom**



**Bedroom 1**



GROUND FLOOR  
APPROX. FLOOR  
AREA 262 SQ.FT.  
(24.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.4 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  
Made with Metropix ©2020



**Bedroom 2**



**Rear Garden**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 49                      | 79        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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 25/11/2020*

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