

DRAFT

***BUTTLER WAY,
SLEAFORD, NG34 7PA***



£125,000

With the advantage of No Chain and located within this mature residential area close to Grantham Road yet convenient for the town centre, a Three Bedroom Terraced House. The property benefits from Gas Central Heating to full accommodation comprising Entrance Hall, 11'11 x 10' Dining Kitchen, Lounge, Three Good Sized Bedrooms and Bathroom. Outside there is a small low maintenance garden to the front and the enclosed rear gardens are particularly private and low maintenance and there is a Store and Shed. The property offers good sized accommodation 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.

Entrance door provides access to the Lobby having radiator and Hall having radiator.

Dining Kitchen: 3.63m (11'11") x 3.05m (10'0")

Having range of wall and base units, cooker hood, space for oven, 1½ bowl single drainer inset sink with monobloc tap, space for appliances, breakfast bar, radiator and plumbing for dishwasher and washing machine.

Lounge: 5.46m (17'11") x 3.51m (11'6")

Having double radiator, understairs cupboard, airing cupboard, gas fire, door to garden and coved ceiling.

Stairs provide access to the **First Floor Landing.**

Bedroom 1: 4.04m (13'3") x 3.63m (11'11")

Having radiator.

Bedroom 2: 3.17m (10'5") x 3.00m (9'10")

Having radiator.

Bedroom 3: 2.51m (8'3") x 2.46m (8'1")

Having radiator.

Bathroom:

Being fully tiled and having bath with mixer tap and shower attachment, low level w.c, pedestal hand washbasin, extractor fan and radiator.

Outside:

The property has a privet hedge forming the boundary and a gate provides access to the paved, low maintenance front garden. Gates and a pathway provide access to the **Enclosed Rear Gardens** which are particularly private and are South Facing and have a paved patio area together with raised borders, **Garden Shed, Workshop** with light and power points and **Outside W.C** with low level w.c. The property is accessed via a public footpath with on-road parking located nearby on Buttler Way.

Agents Note:

The vendor informs us there is a British Gas Cavity Wall and Loft Insulation CIGA guarantee with 14 years remaining on this property together with an EICR certificate valid until 2023.



Dining Kitchen



Lounge



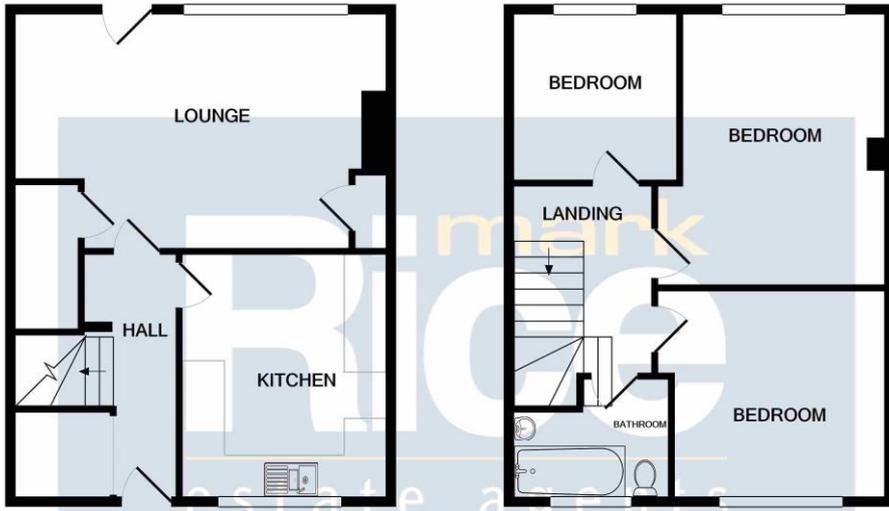
Bedroom 1



Bedroom 2



Bedroom 3



GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.5 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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Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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		
(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 26/4/21

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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