

***THE INNINGS,  
SLEAFORD, NG34 7GA***



***£145,000***

*Having undergone a range of improvements including a New Kitchen, New Shower Room, Full Redecoration and Flooring, and with the added benefit of being offered with No Onward Chain, this Two Bedroom property is an ideal purchase for a First Time Buyer or Investor. The property is located just off Boundary Pastures within walking distance of the town centre and all of its amenities. Benefitting from Gas Central Heating and Double Glazing the accommodation comprises Kitchen Diner, Lounge, Two Bedrooms and Shower Room. Outside there is Ample Parking to the side and the Rear Gardens are Fully Enclosed and South Facing. Early viewing of the property is strongly recommended to avoid missing out on this fantastic home.*

**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 turn right again towards the Handley Monument. Filter left and after the level crossing turn left into Mareham Lane and take the second turning on the right sign posted Boundary Pastures and take the second turning on the right into The Innings. Follow the road as it bears to the right where the property is located at the head of the cul-de-sac as identified by our 'For Sale' board.

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Part glazed double glazed door provides access to the:

**Kitchen Diner: 3.51m (11'6") x 3.51m (11'6")**

Being newly fitted and having a range of matching wall and base units, inset single stainless steel drainer unit with monobloc tap, integrated electric oven and four ring electric hob with stainless steel extractor hood over, wall mounted combination boiler, tiled splashbacks, space for fridge freezer and radiator.

**Lounge: 3.53m (11'7") x 4.50m (14'9")**

Having coved ceiling, radiator, and door to rear garden.

Stairs from the lounge provide access to the **First Floor Landing** having smoke alarm and loft access.

**Bedroom 1: 3.53m (11'7") x 3.53m (11'7")**

Having storage cupboard, coved ceiling and radiator.

**Bedroom 2: 1.93m (6'4") x 3.23m (10'7")**

Having storage cupboard (formerly the airing cupboard), coved ceiling and radiator.

**Shower Room:**

Being newly fitted and having back to wall w.c, vanity hand washbasin with monobloc tap, double shower cubicle with mains fed shower, heated chrome towel radiator, down lighters and extractor fan.

**Outside:**

To the front a block paved drive provides off road parking for two vehicles and a further allocating parking bay can be found to the side. The rear gardens are south facing and designed with low maintenance in mind with gravelled area, separate lawn divided by sleepers and all fully enclosed by timber fencing.



**Kitchen Diner**



**Lounge**



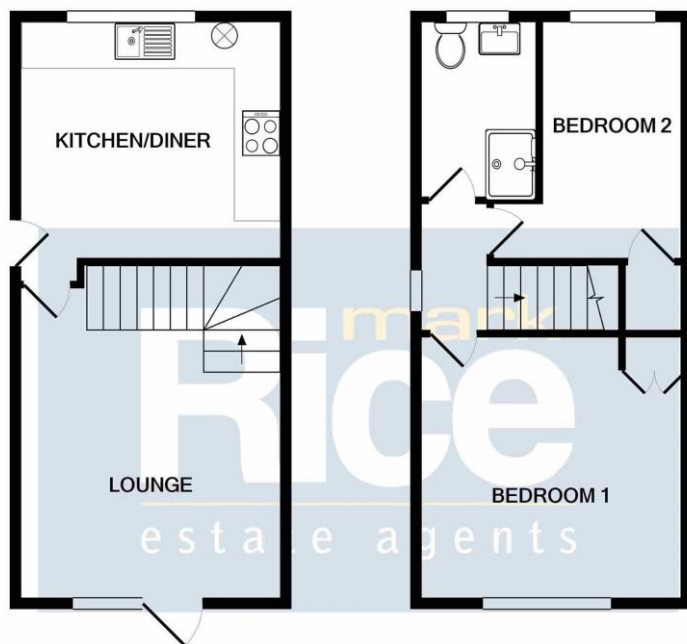
**Bedroom 1**



**Bedroom 2**



**Shower Room**



GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 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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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			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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)