

***LEICESTER STREET,  
SLEAFORD, NG34 7PS***



***£90,000***

***Located on this 'no through road' within walking distance of the town centre and offered with No Forward Chain, a well presented One Bedroom Terraced House with Gas Central Heating, Part Double Glazing and offering good sized accommodation throughout. The accommodation comprises Lounge, Kitchen, Bathroom and Double Bedroom and to the rear is a paved yard and a store. This would be an ideal first time purchase or investment property and early 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:**

Walking from our office, head towards Southgate and turn right into Westgate. Leicester Street is the second turning on the right hand side. If coming by car, from Grantham Road area, continue into Westgate and Leicester Street is the second turning on the left and the property is indicated by our 'For Sale' board.

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Double glazed entrance door provides access to the:

**Lounge: 3.56m (11'8") x 3.20m (10'6")**

Having double radiator, built-in cupboard, living flame effect gas fire, laminate floor and double glazed window.

**Kitchen: 3.23m (10'7") narrowing to 2.31m (7'7") x 2.57m (8'5")**

Having wall and base units, tiled splashbacks, worktop, inset sink, gas cooker, cooker hood, rear entrance door, plumbing for automatic washing machine and double radiator.

A door provides access to the stairs which in turn provide access to the **First Floor Landing**.

**Bedroom: 3.56m (11'8") x 3.25m (10'8")**

Having double radiator and double glazed window.

**Bathroom:**

Having low level w.c, bath, pedestal hand washbasin, electric shower unit, wall mounted boiler, tiled splashbacks, built-in cupboard, radiator and loft access.

**Outside:**

A gate provides access to the **Yard** which is paved and there is a **Brick Store**. There is pedestrian access to the rear for a neighbouring property.



**Lounge**



**Kitchen**



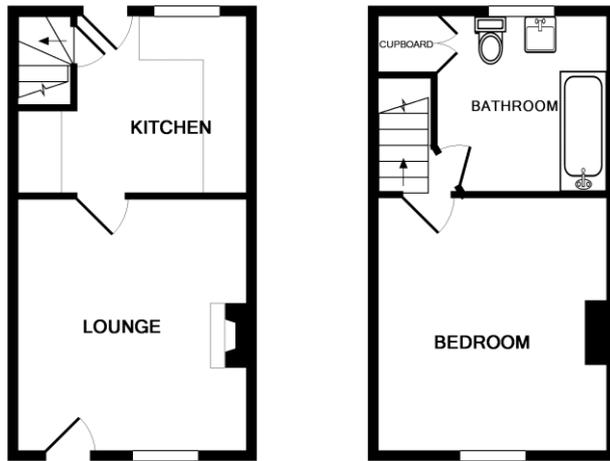
**Bedroom**



**Bathroom**



**Rear Yard**



GROUND FLOOR  
APPROX. FLOOR  
AREA 20.8 SQ.M.  
(224 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 20.5 SQ.M.  
(220 SQ.FT.)

TOTAL APPROX. FLOOR AREA 41.3 SQ.M. (444 SQ.FT.)

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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**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 17/7/21*

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