

**WEST BANKS
SLEAFORD NG34 7QB**



£410,000

Located within walking distance of the town centre and in a non estate position overlooking the River Sleas, a Eight Bedroom House with Five En-Suites and Parking for a number of vehicles. The property is currently being used as a B & B but would ideally be sold as a residential property and this is a rare opportunity to purchase a property with such versatile accommodation. The well presented property is Double Glazed and benefits from Gas Central Heating and has been maintained and improved to a very high standard. The accommodation comprises Entrance Hall, Cloakroom, Living Room, Kitchen together with Ground Floor Living Accommodation and an En-Suite, Further Inner Hall, Three Ground Floor Letting Rooms, both with En-Suites and a Residents' Dining Room. The first floor accommodation comprises Four Further Rooms, currently used as Bedrooms, all with En-Suites. There is an Enclosed Garden with Seating Area to the rear with access to the large Car Park providing parking for approximately nine vehicles. Only from internal viewing can full appreciation of this property be gained. The property could be changed to residential use, subject to the necessary permissions.

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 head South and take the second turning on the right into Watergate and follow the road as it enters West Banks. The property is located on the left hand side.

Double glazed entrance door provides access to the Hall.

Bedroom 1 : 2.34m (7'8") x 2.16m (7'1")

Having radiator.



En-Suite:

Being fully tiled and having mains fed shower, low level w.c, pedestal hand washbasin and towel radiator.



Further Bedroom: 3.40m (11'2") x 3.35m (11'0")

Having radiator and French doors to rear garden.



Inner Lobby:

Providing access to the under stairs storage area and:

Cloakroom:

Having low level w.c, and hand washbasin.

Owner's Living Room: 4.75m (15'7") x 2.97m (9'9")

Having radiator, built-in base units, worktop and an arch provides access to the:



Kitchen: 4.70m (15'5") x 1.88m (6'2") narrowing to 1.60m (5'3")

Having wall and base units, worktop, breakfast bar, eye level oven, tiled splashbacks, inset sink with monobloc tap, plumbing for automatic washing machine and hob. A door provides access to the rear entrance lobby.

Rear Entrance Lobby:

Having rear entrance door.

Owner's Bedroom: 4.44m (14'7") x 2.54m (8'4")

Having velux roof light and radiator.



En-Suite:

Having bath, tiled splashbacks, low level w.c, and pedestal hand washbasin.



A further door from the Lobby Area provides access to the Further Hall.

Bedroom 6 : 3.66m (12'0") narrowing to 2.44m (8'0") x 2.97m (9'9")

Being 'L' shaped and having built-in cupboard and radiator.



En-Suite:

Having separate double shower cubicle, pedestal hand washbasin with mixer tap, low level w.c, towel radiator and tiled splashbacks.



Residents' Dining Room: 4.80m (15'9") x 3.43m (11'3")

Having double glazed door to front, tiled floor, two radiators, base units with worktop and counter area with built-in cupboard.



Stairs from the Hall provide access to the **First Floor Landing** having cupboard housing the central heating boiler and having a further staircase to the ground floor dining room.

Bedroom 5 : 3.48m (11'5") x 3.05m (10'0")

Having radiator.



En-Suite: 2.67m (8'9") x 2.51m (8'3")

Having separate shower cubicle, low level w.c, pedestal hand washbasin and towel radiator.



Bedroom 4: 3.56m (11'8") x 3.05m (10'0")

Having radiator.



En-Suite:

Having separate shower cubicle, pedestal hand washbasin, low level w.c, towel radiator and tiled splashbacks.



Bedroom 2: 3.38m (11'1") x 2.62m (8'7") extending to 3.53m (11'7")
Having radiator.



En-Suite:

Having separate shower, low level w.c, pedestal hand washbasin and towel radiator.



Bedroom 3: 3.12m (10'3") x 3.05m (10'0") x 3.53m (11'7")
Having radiator.



En-Suite:

Having separate shower cubicle, pedestal hand washbasin with mixer tap, low level w.c and towel radiator.



Outside:

*There is a small paved al fresco area to the front of the property and access to the **Car Park** is via Castle Street which is an adjacent 'no through' road. A gate provides access to the **Garden Area** which is mainly paved with dwarf walling, raised patio areas, access to the bin store and to the car park.*



Agents Note:

Whilst the property is currently being run as a B & B and being sold as a residential property, if the purchasers wish to purchase this as a B & B, any stock at valuation would have to be agreed with the current owner.



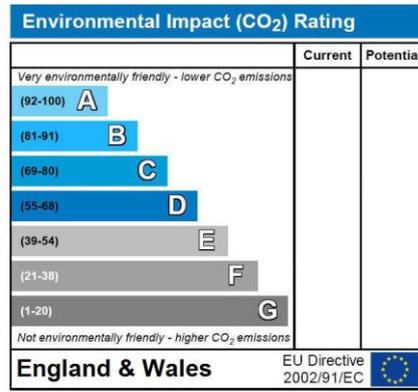
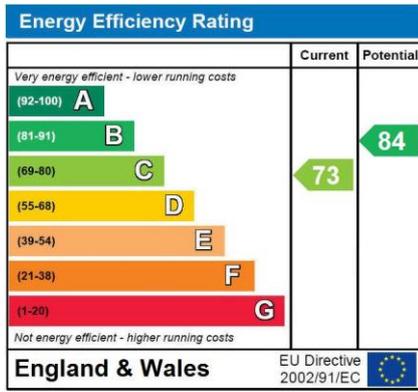
GROUND FLOOR
 APPROX. FLOOR
 AREA 1150 SQ.FT.
 (106.8 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 745 SQ.FT.
 (69.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1895 SQ.FT. (176.1 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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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 28/2/2022

Viewing Strictly by Appointment With Mark Rice Estate Agents
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