

***OLD PLACE,
SLEAFORD , NG34 7HR***



£150,000

Located in this popular residential area within walking distance of the town centre and its many amenities, a well presented Two Bedroom End Terrace Bungalow with the advantage of No Forward Chain, Parking and a good sized garden. The bungalow is Double Glazed and benefits from Gas Central Heating and the accommodation comprises Hall, Lounge, Two Bedrooms, Kitchen and Bathroom. The Rear Garden is particularly private and the property is located just off Boston Road which is an ideal location, hence 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:

From our offices follow the one way system past the Market Place turning right into Carre Street and bearing left into Boston Road. Take the third turning on the left into Old Place and the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door with side screen and covered storm porch provide access to the Hall having radiator, airing cupboard and coved ceiling.

Lounge: 4.11m (13'6") x 3.66m (12'0") max

Having bow window, double glazed door to garden, double radiator, brick fireplace with gas point and coved ceiling.

Kitchen: 2.87m (9'5") x 1.96m (6'5")

Having wall and base units, worktop, tiled splashbacks, inset sink, wall mounted gas boiler, double radiator, electric hob, built-in oven, plumbing for washing machine and coved ceiling.

Bedroom 1: 3.15m (10'4") x 2.34m (7'8")

Having radiator and coved ceiling.

Bedroom 2: 3.15m (10'4") x 2.92m (9'7")

Having radiator and coved ceiling.

Bathroom:

Having bath with electric shower unit over, pedestal hand washbasin, low level w.c, tiled splashbacks, shaver point, extractor fan and radiator.

Outside:

There is a small garden to the front of the property adjacent to the pathway which provides access to other adjoining properties. The garden to the front is laid to border with shrubs. There is a gate to the side leading to the **Rear Garden** having patio, low maintenance gravelled areas and a Shed. There is a car parking space within the cul-de-sac to the rear of the property. (At the time of coming to market the vendor is unable to specify which space is provided).



Lounge



Kitchen



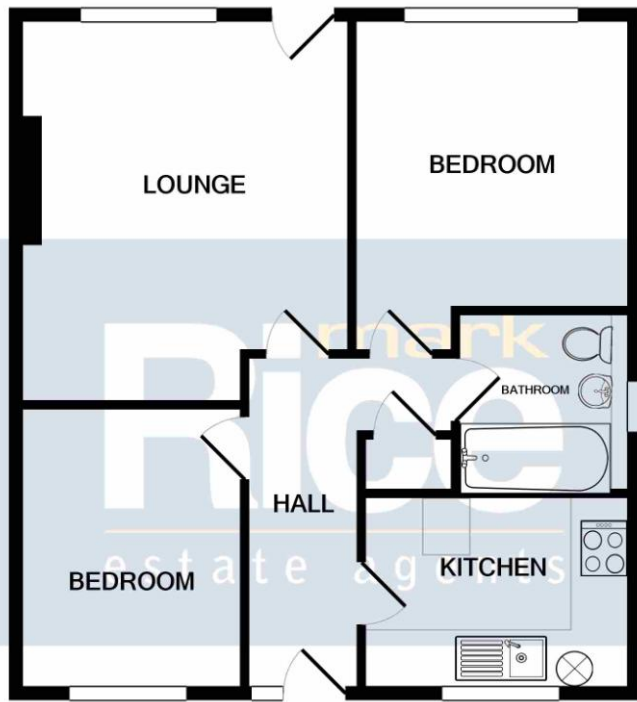
Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Rear Aspect

TOTAL APPROX. FLOOR AREA 505 SQ.FT. (46.9 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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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			
		70	88
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 24/11/21

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