

***CASTLE TERRACE,
SLEAFORD, NG34 7QG***



£135,000

A rare and unique opportunity to purchase a Two Bedroom Terraced Property with impressive South Facing views towards the River Sleaford and the historic Castle Field. The well presented property has the advantage of No Chain, and benefits from Gas Central Heating and Double Glazing and is located at the end of a 'No Through' Road. The full accommodation comprises Lounge, Inner Lobby, Living Room, Kitchen, Bathroom and Two Double Bedrooms and the property is within walking distance of the town centre. Early viewing is 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 South and take the second turning on the right into Watergate. Follow this road as it enters West Banks and take the third turning on the left into Castle Terrace Road. Continue to the end of the road and walk to the left and the property is located on the right hand side.

It should be noted there is no vehicular access to the property or parking.

Double glazed entrance door provides access to the:

Living Room: 4.27m (14'0") x 3.53m (11'7")

Having understairs storage cupboard with light, radiator and thermostat.

Inner Lobby with further door to the:

Lounge: 4.32m (14'2") x 3.23m (10'7")

Having double glazed door to kitchen and radiator.

Kitchen: 2.34m (7'8") x 2.03m (6'8")

Having wall and base units, worktop, tiled splashbacks, cooker hood, inset ceramic hob, built-in oven, inset sink with monobloc tap, plumbing for washing machine and tiled floor.

Bathroom:

Having a bath with mixer tap and shower attachment, pedestal hand washbasin, low level w.c, tiled splashbacks, tiled floor, radiator and extractor fan.

Stairs from the Inner Lobby provide access to the First Floor Landing.

Bedroom 1: 4.37m (14'4") x 3.35m (11'0")

Having walk-in cupboard, radiator and views towards the River Sleas and Castle Field.

Bedroom 2: 4.39m (14'5") x 3.66m (12'0")

Having radiator and cupboard housing the gas combination boiler.

Outside:

There is a Yard to the rear of the property which provides access to the Attached Store 2.44m (8'0") x 1.68m (5'6") having a cold water tap. The front gardens have a pedestrian access alongside the river and are mostly laid to gravel.



Living Room



Lounge



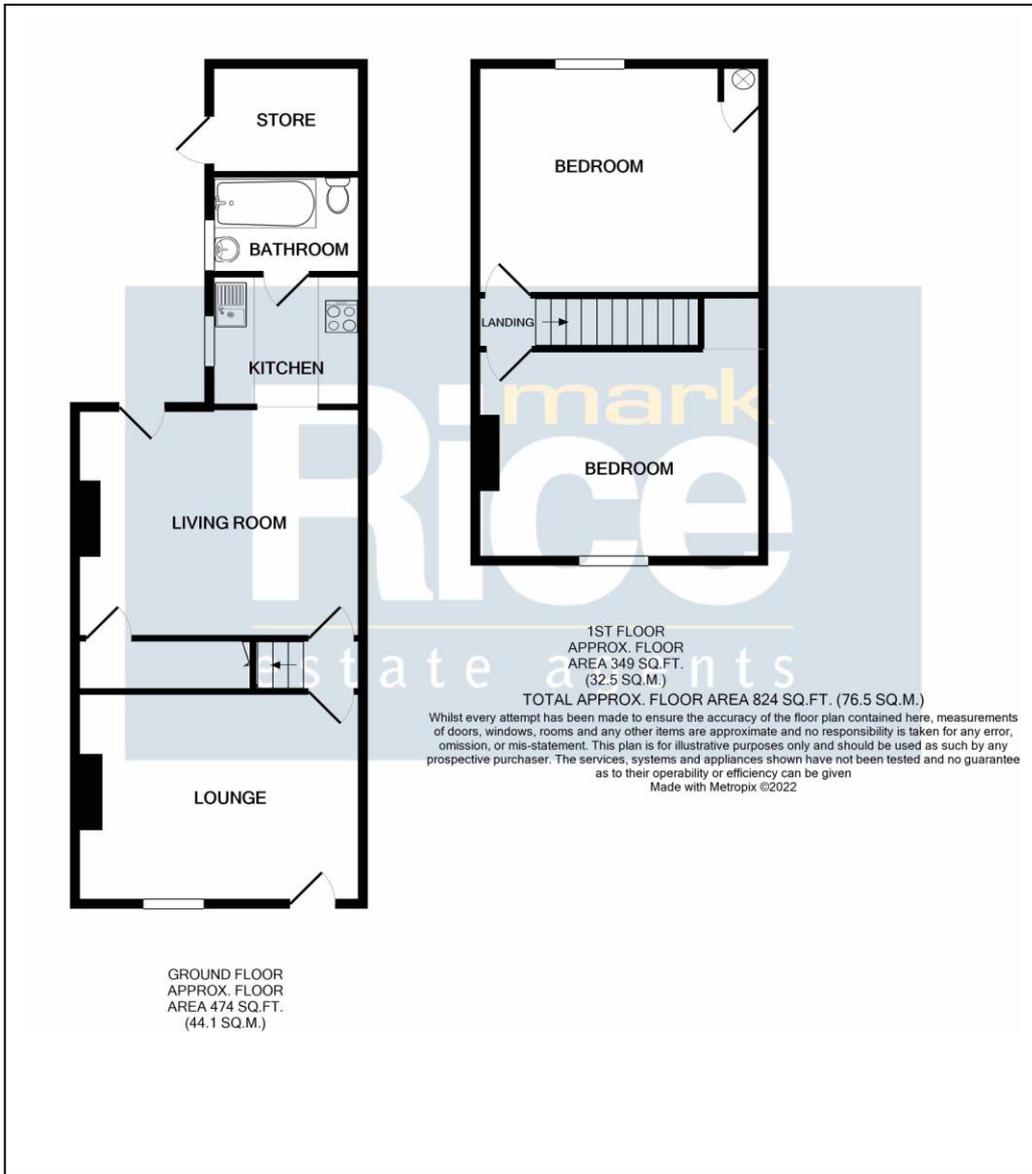
Kitchen



Bathroom



Bedroom 1



Bedroom 2



Rear Yard



View

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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 11/4/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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