

***THOMAS STREET,
SLEAFORD, NG34 7QD***



£130,000

Located within walking distance of the town centre and its many amenities, a well presented Two Bedroom End Terrace House with good size accommodation comprising 17' x 11'9" Dining Kitchen, Lounge with French doors to the West Facing Garden, Two Double Bedrooms and Bathroom. Outside there are Two Stores and access to a further paved side patio area. The property benefits from Gas Central Heating and Double Glazing and early viewing is advised to appreciate the convenient location of the property in the centre of the town and the size of accommodation on offer.

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 back towards Southgate and take the second turning on the right-hand side into Watergate. Follow this road as it enters West Banks and just after the Sainsbury's car park, turn left into the pedestrian walkway and the property is located on the right-hand side as indicated by our 'For Sale' board. The property can also be accessed via the rear of the Sainsbury's car park.

There is no vehicular access to the property itself.

A double-glazed entrance door provides access to the:

Dining Kitchen: 5.18m (17'0") x 3.58m (11'9")

Having wall and base units, worktop extending to form breakfast bar, tiled splashbacks, 1½ bowl single drainer sink, plumbing for washing machine, tiled floor, cooker hood, space for cooker and under stairs storage cupboard housing the gas boiler.

Lobby:

Having built-in storage cupboard.

Lounge: 4.29m (14'1") x 3.30m (10'10")

Having French doors to garden, further entrance door, double radiator and fireplace surround with stove.

Stairs from the lobby provide access to the **First Floor Landing** having loft access.

Bedroom 1: 3.58m (11'9") x 3.35m (11'0")

Having double radiator.

Bedroom 2: 4.24m (13'11") x 2.11m (6'11")

Having double radiator.

Bathroom:

Having bath with Victorian style mixer tap and shower attachment, pedestal hand washbasin, low level w.c, tiled splashbacks, double radiator and storage cupboard.

Outside:

A gate provides access to the Enclosed Rear Yard which is covered and provides access to the **Brick Store** with a gate to the further **Store**. To the side of the property is a paved patio area with a further gate to the Enclosed Front Garden which is laid to lawn and has pedestrian access to Thomas Street.



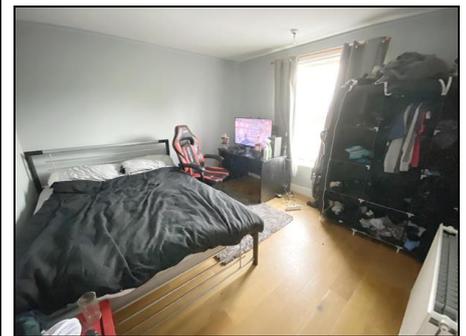
Dining Kitchen



Further Aspect



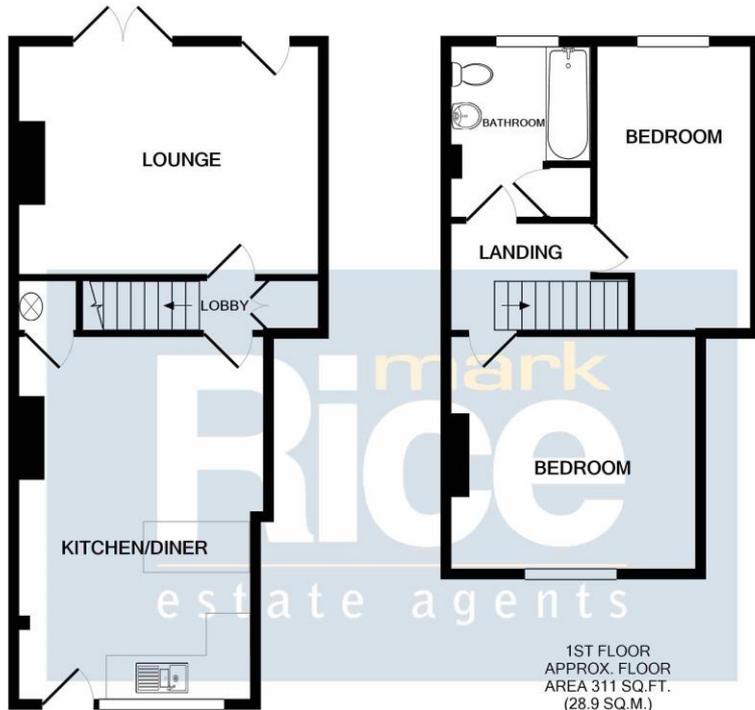
Lounge



Bedroom 1



Bedroom 2



GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.1 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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Bathroom



Front Garden



Side Patio Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 20/4/22

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