

***LIVERPOOL COTTAGES,  
WESTGATE, SLEAFORD, NG34 7PW***



***£120,000***

***Ideal for the first time or investment buyer, a much larger than average Two Bedroom End Terrace House within walking distance of the town centre and having a Parking Space to the rear. Offered with No Chain, the good size property has a Dining Kitchen, Utility/Lobby Area, Lounge, Two Generous Bedrooms and Bathroom with separate shower. The property benefits from Gas Central Heating and Double Glazing to most windows and there is a low maintenance front garden. This property is located in a tucked away position off Westgate 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 South and turn right into Westgate. There is a pedestrian access to the property from Westgate and the vehicular access is alongside the Little Theatre.

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A double-glazed door provides access to the:

**Dining Kitchen: 3.58m (11'9") x 3.53m (11'7")**

Having wall and base units, worktop, 1½ bowl single drainer inset sink with monobloc tap, electric hob, double oven, cooker hood, breakfast bar, tiled splashbacks, radiator and understairs storage cupboard.

**Utility/Lobby Area: 2.36m (7'9") x 0.91m (3'0")**

Having plumbing for washing machine.

**Inner Hall:** providing access to the:

**Lounge: 3.58m (11'9") x 2.79m (9'2")**

Having radiator, gas fire with surround and patio doors.

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

**Bedroom 1: 4.80m (15'9") x 2.82m (9'3")**

Having built-in cupboard and radiator.

**Bedroom 2: 3.58m (11'9") x 2.29m (7'6")**

Having built-in cupboard and radiator.

**Bathroom:**

Having bath with mixer tap and shower attachment, low level w.c, vanity hand washbasin set within worktop with mixer tap, separate mains fed shower, cupboard housing the combination boiler, chrome towel radiator and tiled splashbacks.

**Outside:**

The property has a low maintenance **South Facing Front Garden** which is walled and paved and gravelled. There is vehicular access to the rear of the property with parking for one vehicle on a gravelled area and a cold-water tap is fitted.

**Agent's Note:**

It should be noted there is a pedestrian right of way for this property under the archway and alongside the rear.



**Dining Kitchen**



**Lounge**



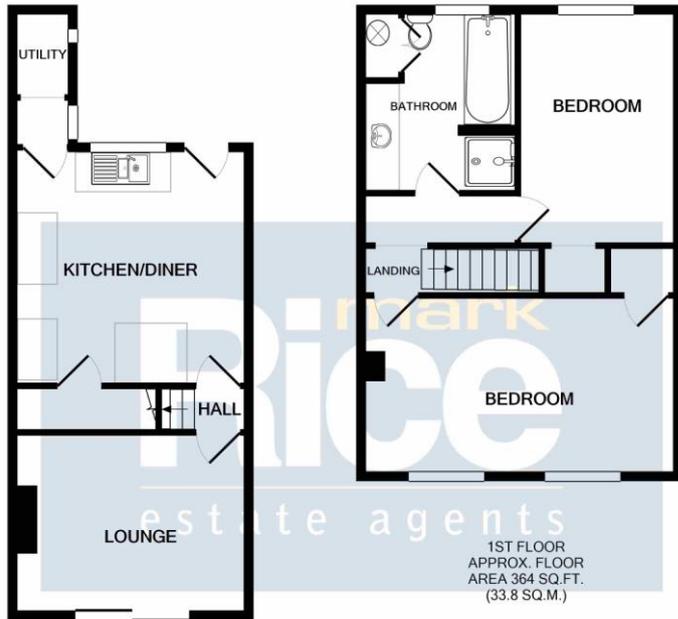
**Bedroom 1**



**Bedroom 2**



**Bathroom**



GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 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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Rear Aspect/Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		50	
(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 5/5/22*

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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