

***DUKE STREET,
SLEAFORD, NG34 7DX***



New Price £155,000

Located in this 'no through road' setting within walking distance of the town centre and offered with No Forward Chain, a Three Bedroom End Terraced House offering good sized accommodation throughout. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Entrance Hall, Lounge, Separate Dining Room, 11'2 x 9'2 Kitchen, Rear Lobby, Bathroom and to the first floor there are Three Bedrooms. There is a small low maintenance garden to the front of the property and an enclosed concrete walled yard to the rear and 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:

From our offices proceed past the Market Place into Eastgate and take the first turning on the left and continue into Duke Street. The property is located on the right hand side.

A double glazed entrance door provides access to the **Hall** having radiator, dado rail and understairs cupboard.

Lounge: 3.66m (12'0") x 3.66m (12'0")

Having bay window, radiator and dado rail.

Dining Room: 3.28m (10'9") x 2.95m (9'8")

Having radiator and built-in cupboard.

Kitchen: 3.40m (11'2") x 2.79m (9'2")

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

Rear Entrance Lobby: Having double glazed door to the rear and cupboard housing the boiler.

Bathroom:

Having bath with electric shower over, pedestal hand washbasin, tiled splashbacks, low level w.c and radiator.

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

Bedroom 1: 4.78m (15'8") x 3.66m (12'0")

Having two windows and radiator.

Bedroom 2: 3.28m (10'9") x 2.90m (9'6")

Having built-in cupboard and radiator.

Bedroom 3: 3.38m (11'1") x 2.79m (9'2")

Having radiator.

Outside:

The property has a small gravelled front garden and to the rear is an enclosed walled concrete **Yard** with a side gate.

Agent's Note:

Duke Street has a resident's parking scheme which will require an annual charge if required.

Council Tax Band A.



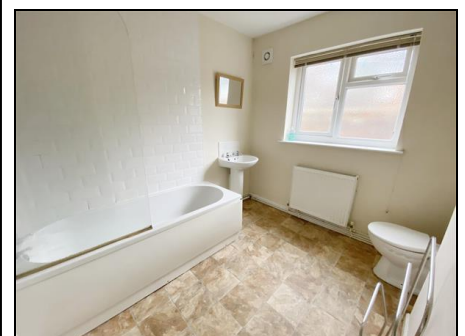
Lounge



Dining Room



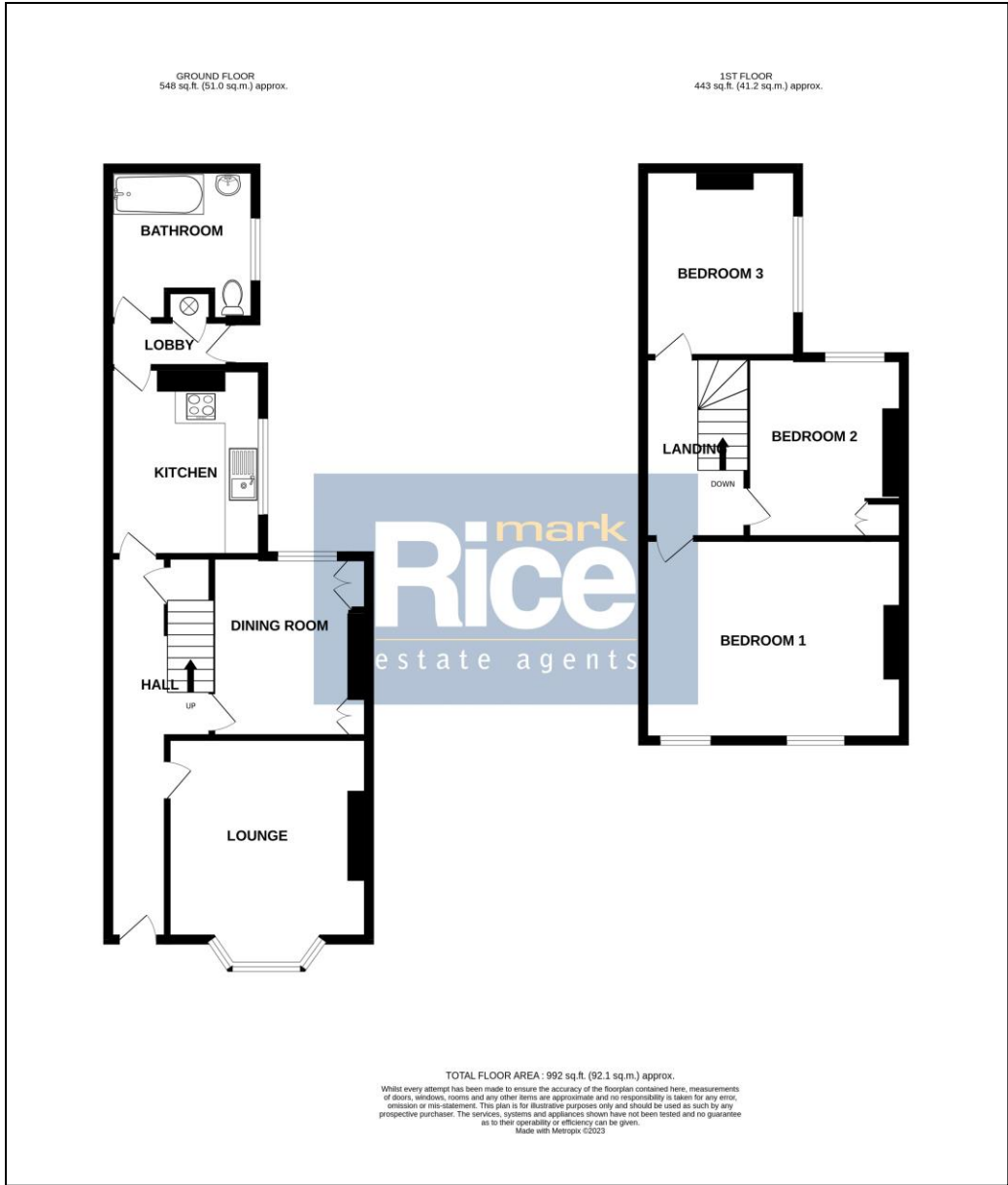
Kitchen



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Rear Yard

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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 20/02/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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