

***PARRYS COURT,
SLEAFORD, NG34 7BN***



£125,000

A recently modernised and delightful One Bedroom Grade II Listed Cottage located in the town centre with Parking for one vehicle. The property is offered to the market with No Forward Chain and benefits from Gas Central Heating to the full accommodation comprising an Open Plan Living Kitchen area, One Bedroom and Bathroom. To the rear is a small Courtyard which is south facing. To appreciate the character and standard of accommodation on offer, viewing of this property 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.

A part glazed entrance door provides access to the:

Living/Kitchen Area: 5.03m (16'6") x 3.38m (11'1")

Living Area - Having radiator, Log burner, cast iron radiators & solid wood flooring.

Kitchen Area - Having matching wall and base units with worktop over, inset Belfast sink with mixer tap, integrated electric oven with five ring gas hob, tall radiator and stable style rear entrance door.

Stairs from this area provide access to the:

Bedroom: 3.45m (11'4") x 2.95m (9'8")

Having radiator.

Bathroom:

Being part tiled and having low level w.c, Victorian style pedestal hand washbasin with pillar taps, bath with Victorian style pillar taps and mains fed shower over, under floor heating, store cupboard, extractor fan and radiator.

Outside:

There is one allocated **Parking** space to the front of the property and a wrought iron gate provides access to the **Rear Courtyard** which is block paved and fully enclosed. There is a small utility store located near the property which is included in the sale and which has plumbing for a washing machine.

Council Tax Band: A



TOTAL FLOOR AREA: 354 sq.ft. (32.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan 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.

Made with Metropix CS022



Lounge Area



Kitchen Area



Bedroom



Bathroom



Courtyard

- Agents Note: The neighbours have a right of way over the side and rear of this property.*
- Agents Note 2: 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 27/05/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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