

***BISHOPS COURT,  
SLEAFORD, NG34 7BQ***



***£160,000***

***A rare opportunity to secure a Two Bedroom Semi Detached Bungalow located within this over 55's development, convenient for the town centre and offered to the market with No Forward Chain. The property benefits from gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall with airing cupboard and further store cupboard, Kitchen, 17'6 Lounge Diner, Two Bedrooms with build-in wardrobes to bedroom one and Wet Room Style Bathroom. Outside there is a drive providing Parking with a Single Garage and the Rear Garden is South East facing, fully enclosed and particularly private.***

**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:**

Heading North from our offices, proceed past the Tesco traffic lights and take the first turning on the left into Claybergh Drive. Take the next left turn into Bishops Court where the bungalow is located on the right hand side.

An entrance porch with store cupboard leads to the double glazed entrance door providing access to the Hall having store cupboard, airing cupboard, smoke alarm, coved ceiling and radiator.

**Kitchen: 3.15m (10'4") x 2.90m (9'6") max**

Having a range of matching wall and base units with worktop over, single drainer composite inset sink with mixer tap, shelving unit with cooker hood over, wall mounted Worcester Bosh boiler, space and plumbing for washing machine, space for fridge freezer and radiator.

**Lounge Diner: 5.33m (17'6") x 3.28m (10'9")**

Having coved ceiling, radiator and patio doors to the rear garden.

**Bedroom 1: 3.23m (10'7") x 2.77m (9'1")**

Having full height built-in wardrobes and radiator.

**Bedroom 2: 2.95m (9'8") x 2.31m (7'7")**

Having radiator.

**Wet Room Style Shower Room:**

Being fully tiled and having a close coupled w.c, pedestal hand washbasin with mixer tap, shower area with electric shower, extractor fan and radiator.

**Outside:**

A drive provides off road parking and approaches the **Attached Garage 5.64m (18'6") x 2.51m (8'3")** having electric roller door, power points and lighting and the remainder of the front garden is predominantly laid to lawn with a path leading to a timber gate. This leads to the **South East Facing Rear Garden** which is fully enclosed and laid mostly to lawn with a patio area, well stocked borders and mature hedging, and a cold water tap is fitted.

**Agent's Note:**

This property is Leasehold and the lease is 999 years from 24/6/1986. The annual service charge for 2023/2024 is £593.05.

Council Tax Band B



**Kitchen**



**Lounge**



**Further Aspect**

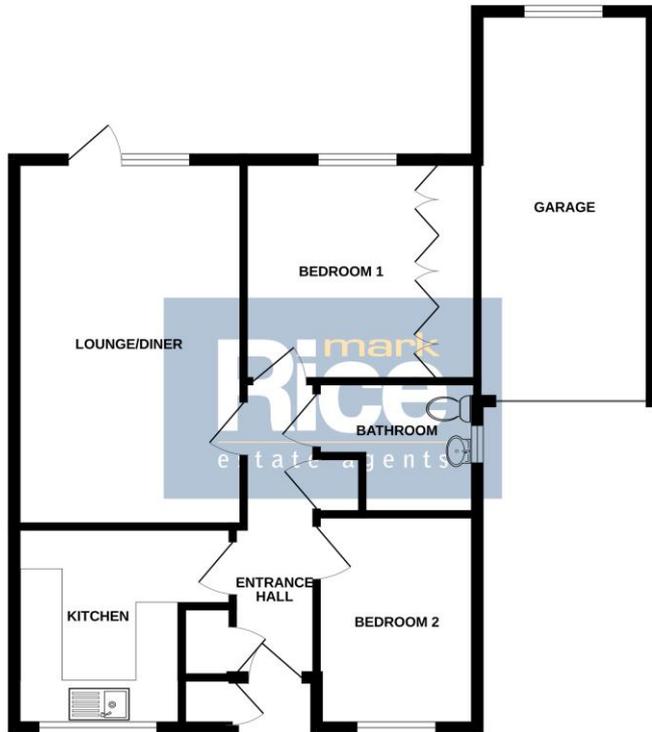


**Bedroom 1**



**Bedroom 2**

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.  
While every attempt 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 (2023)



**Wet Room**



**Rear Garden**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 05./07/23*

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