

***OLD PLACE,
SLEAFORD, NG34 7HR***



£130,000

Offering an ideal opportunity for the purchaser looking for a project or renovation job, a Two Bedroom End Terrace Bungalow with No Forward Chain and benefitting from Gas Central Heating and Double Glazing. The property is located within this Parklands development off Boston Road and has accommodation comprising Entrance Hall, Kitchen, Two Bedrooms, Lounge, Conservatory and Shower Room. There are front and rear gardens and we understand there is an allocated Parking Space. Whilst the bungalow does require work, it is being marketed at a price to reflect this.

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 office follow the one way system past the Market Place turning right into Carre Street and left into Boston Road. Take the third turning on the left into Old Place and follow the road as it bears to the right and left again and the bungalow can be found within the cul-de-sac, as indicated by our 'For Sale' board.

A double glazed door provides access to the **Hall** having radiator and airing cupboard.

Kitchen: 2.90m (9'6") x 1.96m (6'5")

Having wall and base units, boiler, double radiator, sink with monobloc tap, oven, hob and tiled splashbacks.

Lounge: 4.19m (13'9") x 3.66m (12'0") max

Having bow window, radiator and door providing access to the:

Conservatory: 3.66m (12'0") x 1.83m (6'0")

Having wall light point, power point and sliding doors to the garden.

Bedroom 1: 3.58m (11'9") max x 2.92m (9'7")

Having radiator, built-in double wardrobe, three single wardrobes and bridging units.

Bedroom 2: 3.07m (10'1") x 2.34m (7'8")

Having radiator.

Shower Room:

Having low level w.c, shower with electric unit, pedestal hand washbasin and radiator.

Outside:

The property offers an allocated car parking space which we are awaiting confirmation on its position. There is a gravelled garden to the front and a path to the side provides access to the **West Facing Rear Garden** which is enclosed and has a Shed, cold water tap and patio.



Kitchen



Text



Conservatory

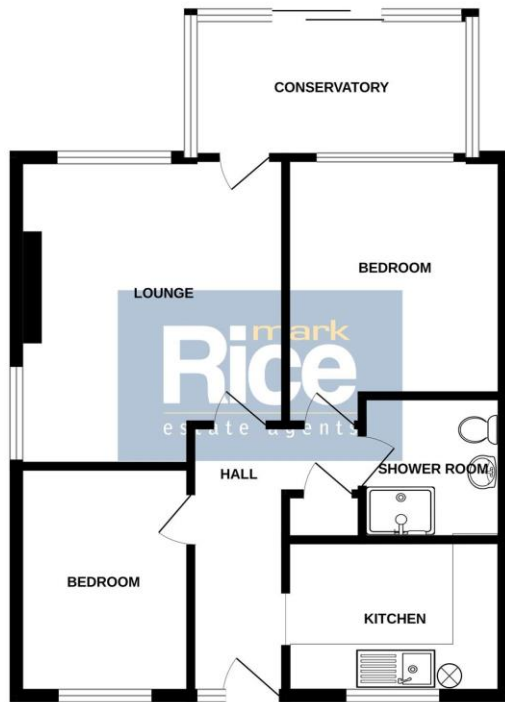


Bedroom 1



Bedroom 2

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 Garden

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 19/12/23

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