

**WESTGATE,
SLEAFORD, NG34 7PU**



£100,000

Located in this tucked away position between Westgate and West Banks, a much improved and well presented Two Bedroom Semi Detached House. The property is Double Glazed and has Gas Central Heating to full accommodation comprising Open Plan Lounge Diner, Kitchen, Two Bedrooms and Bathroom. There is a small private Yard to the rear and 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:

From our offices head South and turn right into Westgate. The property is located about half way up on the left hand side.

A composite door provides access to the:

Lounge Diner: 6.27m (20'7") x 3.30m (10'10")

Having windows to front and rear, double radiator, built-in cupboard, decorative fireplace surround, t.v. point and further radiator.

Kitchen: 3.99m (13'1") x 1.73m (5'8")

Having modern range of wall and base units, integrated Neff oven and hob, fridge freezer, plumbing for automatic washing machine, double glazed rear entrance door, combination boiler, 1½ bowl inset sink with monobloc tap, tiled splashbacks and tiled floor.

Stairs provide access to the First Floor Landing.

Bedroom 1: 3.35m (11'0") x 3.30m (10'10")

Having radiator.

Bedroom 2: 2.46m (8'1") x 1.50m (4'11")

Having radiator and built-in cupboard.

Bathroom:

Having modern suite comprising half length shower bath with seat and mains fed shower over, low level w.c, pedestal hand washbasin, tiled splashbacks and extractor fan.

Outside:

There is a fully enclosed **Yard** to the rear with gated access over a neighbouring property.



Lounge Diner



Kitchen



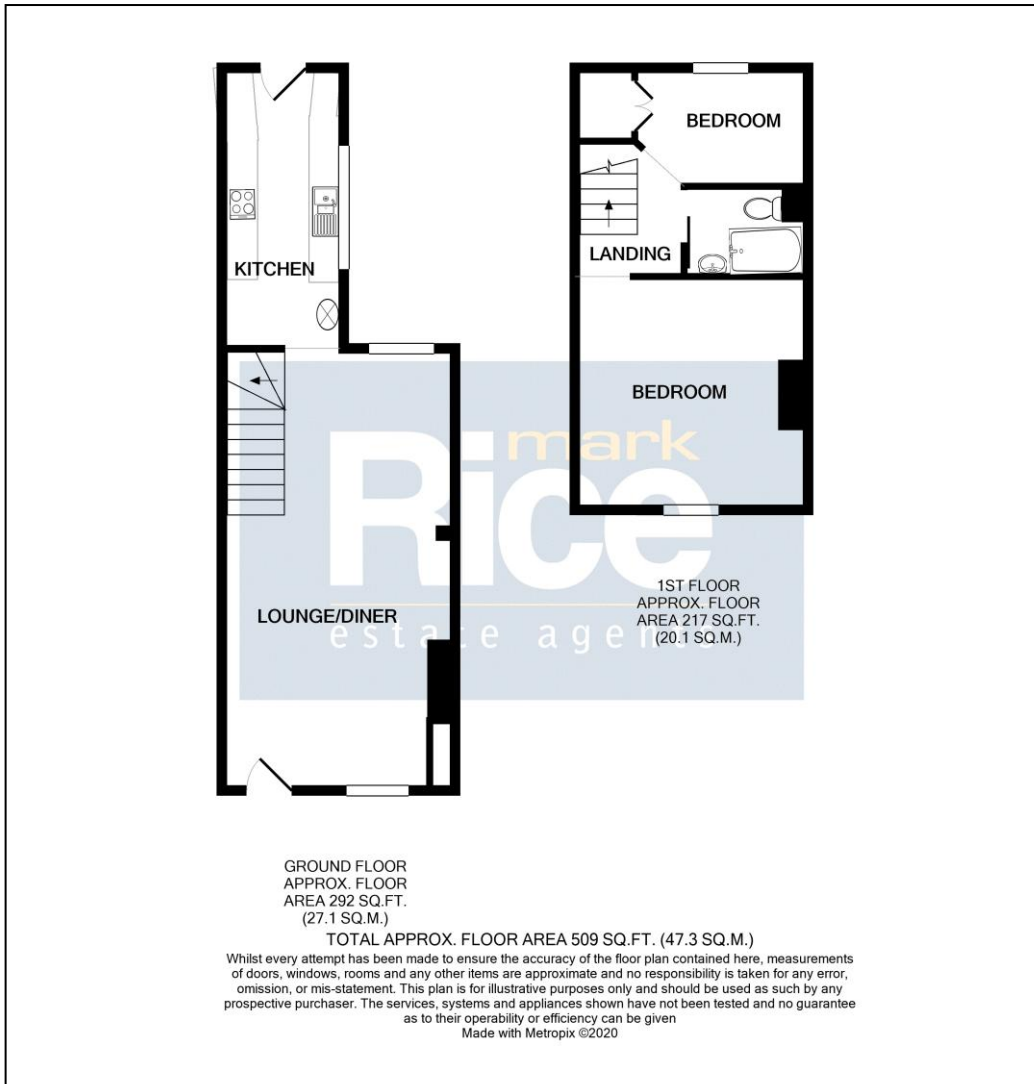
Bedroom 1



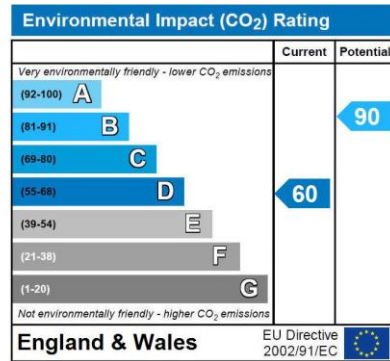
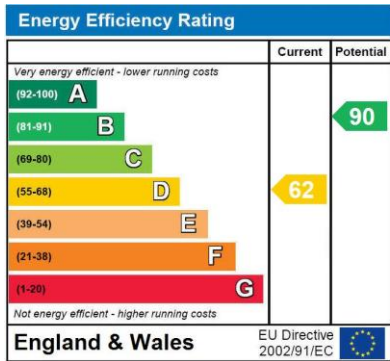
Bedroom 2



Bathroom



Rear Yard



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 17/6/2020

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

A virtual tour is available to view online at www.markrice.co.uk