

***RUSSELL CRESCENT,
SLEAFORD, NG34 7JF***



£170,000

Located in one of the town's most popular residential areas and being offered to the market with No Forward Chain, an extended Two Bedroom Detached Bungalow with Parking and a private rear garden. The property is in need of some cosmetic updating however offers scope for the purchaser to put their own stamp on the versatile accommodation. Benefits include Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Kitchen, Lounge, Two Bedrooms, 19'2 Living Room and Shower Room. Outside a drive provides Parking and there are gardens to the front and rear. Early viewing is advised.

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 proceed into the Market Place turning right into Carre Street. Filter left into Boston Road and after the recreation ground turn right into Russell Crescent. The property is located on the right hand side as indicated by our 'For Sale' board.

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

Kitchen: 3.17m (10'5") x 2.67m (8'9")

Having a range of matching wall and base units with worktop over, double drainer inset sink with mixer tap, integrated electric oven, integrated four ring electric hob, space for fridge freezer, space and plumbing for washing machine, tiled splashbacks, tall towel radiator and wall mounted Worcester Bosch combination boiler.

Lounge: 5.00m (16'5") x 2.97m (9'9")

Having electric fire with surround and radiator.

Bedroom 1: 3.86m (12'8") x 2.97m (9'9")

Having radiator.

Bedroom 2/Study: 2.95m (9'8") x 2.74m (9'0")

Having door to the Living Room.

Living Room: 5.84m (19'2") x 2.95m (9'8")

Having two radiators, loft access, three pendant lights and patio doors to rear garden.

Shower Room:

Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, shower cubicle with mains fed shower and chrome towel radiator

Outside:

A tandem drive provides off road parking and the remainder of the front garden is paved with a lawn area. A cold water tap is fitted to this area. The drive continues to the **Rear Garden** which is West facing and has a large patio area, lawn area and a large timber shed. A 13 amp external power point is fitted and the garden is partly enclosed by timber fencing.

This property is sold as seen.

Council Tax Band D.



Kitchen



Lounge



Bedroom 1

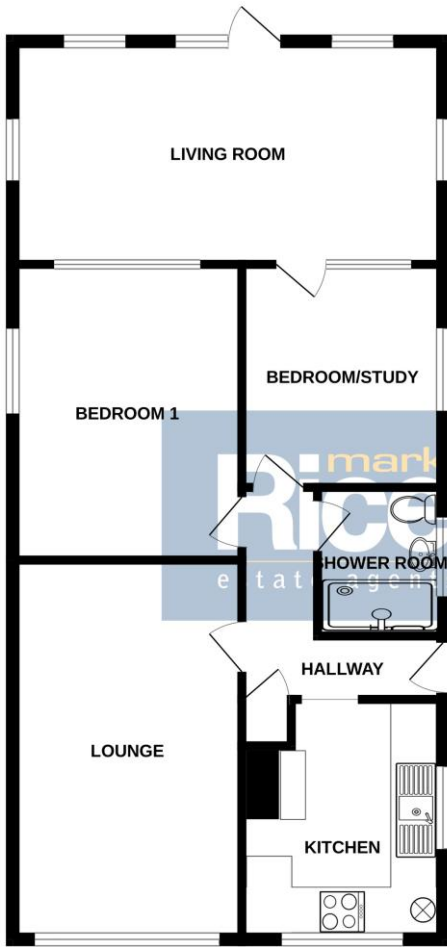


Bedroom 2



Living Room

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 sq.m.) approx.

Whilst 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.
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Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 21/12/22

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