

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



£170,000

With the advantage of No Onward Chain and located within Walking Distance of the Town Centre, a Well Presented Two Bedroom Bungalow with Driveway and Garage. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms, Shower Room, and Attached Garage. There a low maintenance gardens to the front and rear, and the property is ideally placed for all the amenities of the town. To fully appreciate the convenient and peaceful setting, viewing is 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 North and after the Tesco traffic lights turn left into Claybergh Drive. Turn left into Bishops Court where the property is located on the right hand side as indicated by our 'For Sale' board.

Covered storm porch and entrance door provide access to the hall having loft access, storage and airing cupboards, and radiator.

Lounge: 5.71m (18'9") x 3.30m (10'10") max

Having bay window, and radiator.

Kitchen: 3.33m (10'11") x 2.74m (9'0") max

Having a range of matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, space for electric cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled splashbacks, radiator, and rear entrance door.

Bedroom 1: 3.45m (11'4") x 3.25m (10'8")

Having radiator.

Bedroom 2: 3.25m (10'8") x 2.08m (6'10")

Having radiator.

Shower Room

Having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with mains fed shower, extractor fan, tiled splashbacks, and radiator.

Outside:

A paved path provides access to the drive and front entrance door with the front gardens being two decorative borders and the drive provides access to the **Attached Garage 5.71m (18'9") x 2.46m (8'1")** having manual up and over door, power points, lighting, loft storage, and rear door. The rear gardens are West facing and designed with low maintenance in mind having numerous paved patio areas with decorative borders, and a cold water tap is fitted. There is a gate to the side of the property.

Agents Note:

This property is leasehold and the lease is 999 years from the 26 June 1986. The annual service charges payable from 1/4/23 to 31/3/24 are £593.10.

Council Tax Band: B



Lounge



Further Aspect



Kitchen



Bedroom 1

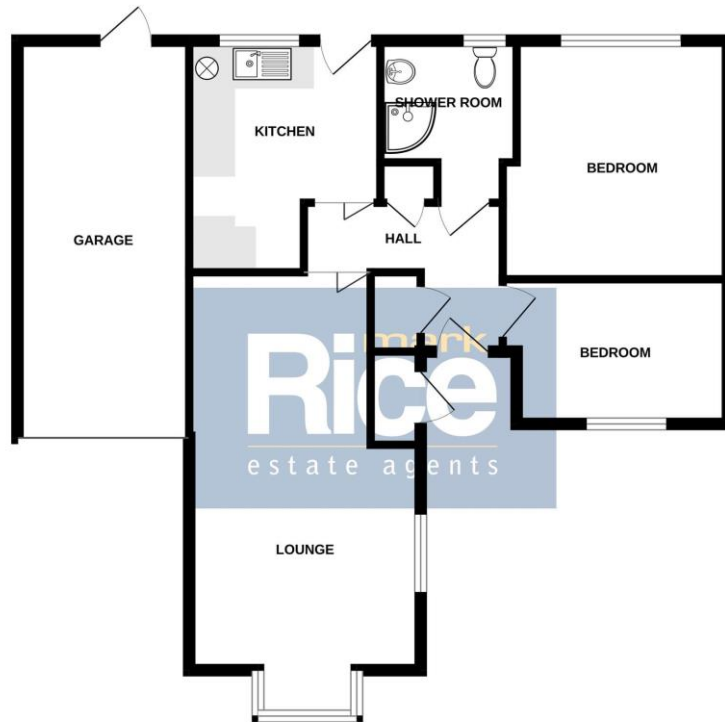


Shower Room



Rear Garden

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 29/01/24

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