

***SNOW CLOSE,
SLEAFORD, NG34 8YJ***



£170,000

Located in a particularly private and tucked away position away from the cul-de-sac, a well presented Two Bedroom End Terrace House with Side and Rear gardens, an Allocated Parking Space and located in this increasingly popular residential area to the North of the town. The property has approximately three years remaining on the NHBC guarantee and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, 12'8 Dining Kitchen with French doors to the garden, Two Double Bedrooms and Family Bathroom. The Parking Space is to the front of the property and there is the use of communal visitors' spaces, and the Rear Garden is fully enclosed. Early 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 office, head North via Northgate and proceed over the Galley Hill Bridge into Lincoln Road. Continue to the next roundabout and turn right into Whittle Road. Take the second turning on the left into Snow Close and follow the road as it bears to the left and the property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator.

Lounge: 4.57m (15'0") x 2.90m (9'6") max

Having understairs storage cupboard and radiator.

Dining Kitchen: 3.86m (12'8") x 2.46m (8'1")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, built-in oven, inset gas hob, cooker hood, wall mounted combination boiler, plumbing for washing machine, space for fridge freezer, French doors to the rear garden and radiator.

Stairs from the hall provide access to the **First Floor Landing** having loft access.

Bedroom 1: 3.86m (12'8") x 2.49m (8'2")

Having radiator and two wall light points.

Bedroom 2: 3.86m (12'8") x 2.59m (8'6")

narrowing to 1.65m (5'5")

Having radiator and built-in cupboard.

Bathroom:

Having bath with electric shower unit over, pedestal hand washbasin, low level w.c, tiled splashbacks, radiator and extractor fan.

Outside:

There is a **Parking Space** to the front of the property and the front garden is planted with shrubs. A gate provides access to the **Side and Rear Gardens** which are laid mostly to lawn. The vendor informs us there are two further visitors' parking spaces.

Council Tax Band A.



Lounge



Dining Kitchen



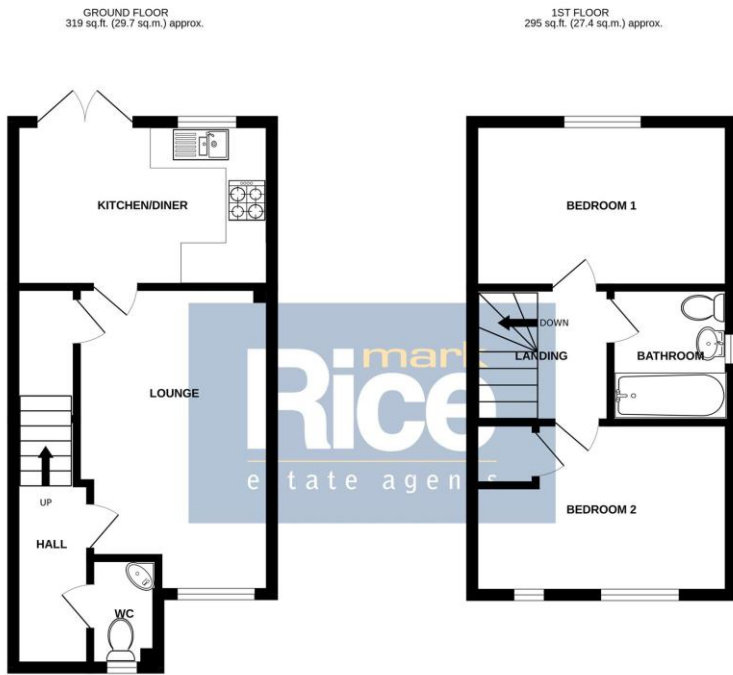
Bedroom 1



Bedroom 2



Bathroom



TOTAL FLOOR AREA - 614 sq.ft. (57.1 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.
 Made with Manager 12/2014



Rear Garden



Further Aspect



Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's 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 17/09/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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