

DRAFT

***ELECTRIC STATION ROAD,
SLEAFORD, NG34 7QJ***



£195,000

Convenient for the town centre and its amenities and offered to the market with No Forward Chain, a Three Bedroom Semi Detached House with a Large Attached Garage and Private Rear Garden which overlooks the River Sleas. The property is Double Glazed and benefits from Gas Central Heating and the full accommodation comprises Lounge, Dining Kitchen with built-in appliances, Three Bedrooms and Family Bathroom. The rear garden is enclosed and 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 South and turn right into Westgate. Take the fourth turning on the right into Electric Station Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Hall** having radiator.

Lounge: 4.01m (13'2") x 3.78m (12'5")

Having bay window and radiator.

Dining Kitchen: 5.71m (18'9") x 3.78m (12'5")

Having a range of wall and base units with worktop over, inset single drainer sink with monobloc tap, integrated fridge and freezer, electric hob, single electric oven with cooker hood over, wall mounted boiler, radiator and French doors to the rear garden.

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

Bedroom 1: 3.56m (11'8") x 3.48m (11'5")

Having radiator.

Bedroom 2: 3.81m (12'6") x 3.43m (11'3")

Having radiator.

Bedroom 3: 2.13m (7'0") x 2.06m (6'9")

Having radiator.

Bathroom:

Being part tiled and having low level w.c, wall mounted hand washbasin with mixer tap, bath with side tap, chrome towel radiator, extractor fan, tiled splashbacks and tiled floor.

Outside:

There is a small garden to the front of the property with an **Attached Garage 5.36m (17'7") x 4.39m (14'5")** having light and power points and door to the garden. The **Rear Garden** has a long patio and a cold water tap is fitted.

Council Tax Band A.



Lounge



Dining Kitchen



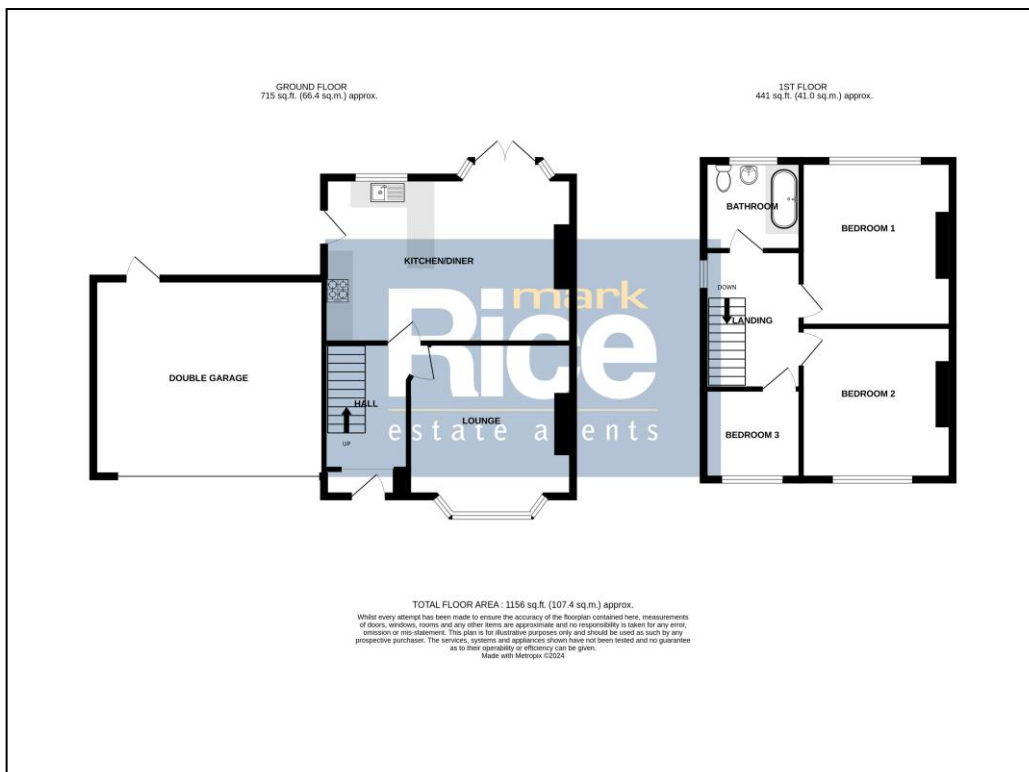
Further Aspect



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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 & Items described in these particulars are included in the sale. All other items are not included. We recommend

Fittings: 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 24/10/2024

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