

***NAGS HEAD PASSAGE,
SLEAFORD, NG34 7RP***



£125,000

Located within easy walking distance of the town centre and train station, a delightful Two Bedroom Terraced Cottage with Gardens and offered to the market with No Forward Chain. The property has been improved to a high standard and has full accommodation comprising a Recently Fitted Kitchen, Lounge, Conservatory, Two Bedrooms and Bathroom with shower. Further benefits include Double Glazing and Gas Central Heating and there is a low maintenance garden to the front and a South facing garden to the rear. To appreciate the character of this property, 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:

Walking from our office, proceed into Southgate and just before the Handley Monument, there is a pedestrian access to the property on the right hand side, with a further pedestrian access from Station Road and King Edward Street. The property is indicated by our 'For Sale' board.

A double glazed door provides access to the:

Dining Kitchen: 3.78m (12'5") x 3.35m (11'0")

Having wall and base units, inset sink with monobloc tap, built-in dishwasher, ceramic hob with cooker hood over, built-in oven, radiator, understairs storage cupboard and tiled floor.

Lounge: 3.81m (12'6") x 3.71m (12'2")

Having radiator, fitted shelves and French doors providing access to the:

Conservatory: 2.82m (9'3") x 2.59m (8'6") max

Having wall light point and French doors to garden.

Stairs provide access to the First Floor Landing having loft access.

Bedroom 1: 3.40m (11'2") x 2.95m (9'8")

Having radiator and built-in cupboard.

Bedroom 2: 3.71m (12'2") x 2.36m (7'9")

Having radiator.

Bathroom:

Having bath with mixer tap and shower attachment, low level w.c, pedestal hand washbasin with mixer tap and chrome towel radiator.

Outside:

The front garden is laid to gravel and an outside light is fitted. The **Rear Garden** is South facing and has a patio, decking and lawn. The Shed at the bottom of the garden and rear access shown in the garden photograph do not form part of this property and are not included. The boundary of this property is to the end of the lawn area.

Agent's Note:

Under the Estate Agents Act 1979, it is declared that this property belongs to a relative of the directors of Mark Rice Estate Agents Limited.

Council Tax Band A.



Dining Kitchen



Lounge



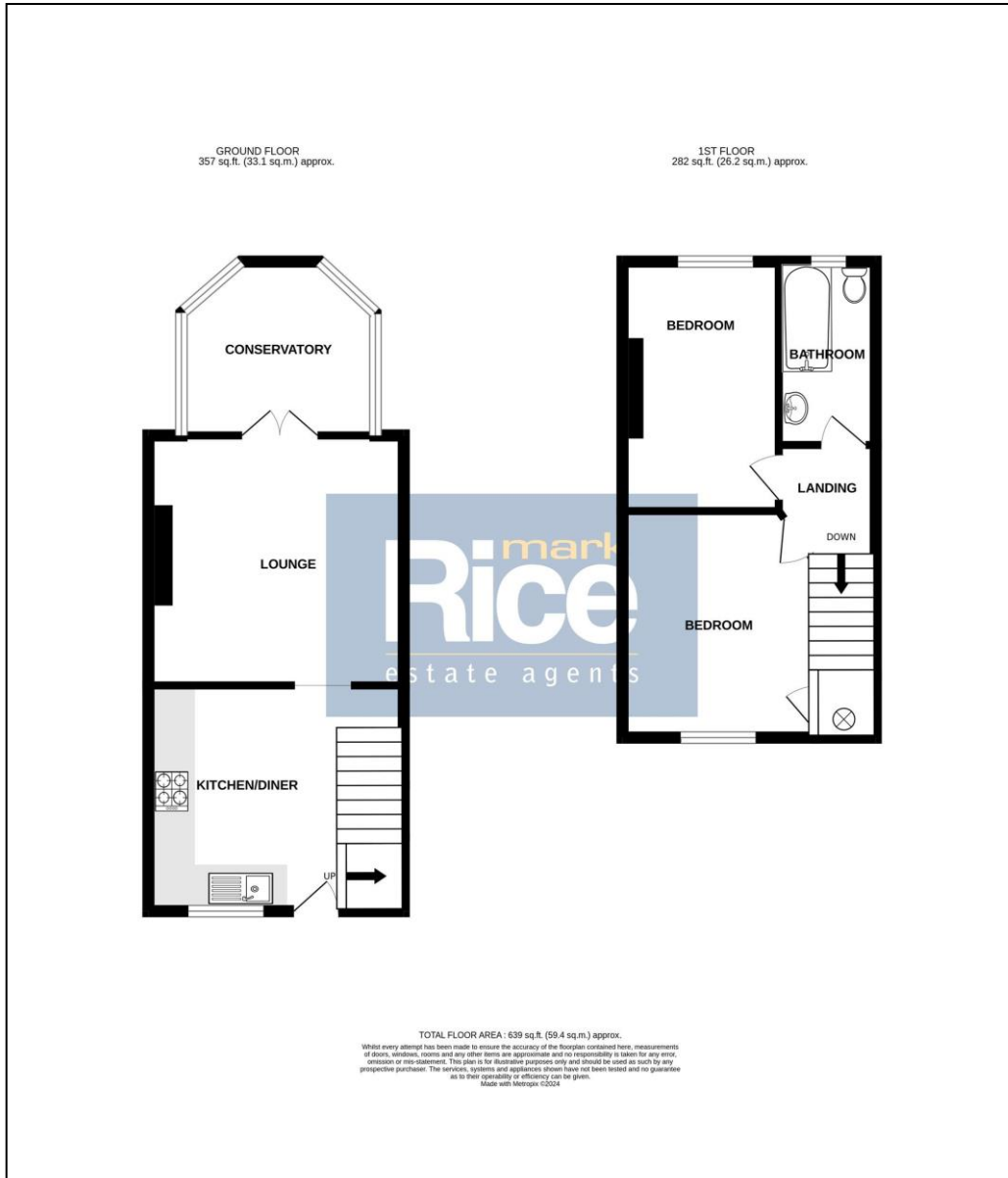
Conservatory



Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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 05/11/2024

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