

***ALBION TERRACE,
SLEAFORD, NG34 7EY***



£155,000

Located in this 'No Through Road, close to the centre of the town and with the advantage of No Chain, a particularly well presented and maintained Two/Three Bedroom Terraced House with Garden. The property is Double Glazed and benefits from Gas Central Heating and has good sized accommodation comprising Entrance Hall, Study/Bedroom Three, Living Room, Well Fitted Kitchen, Utility Room, Ground Floor Cloakroom, Two Good Sized First Floor Bedrooms and Large Bathroom. Outside, there is an Enclosed Yard to the rear with a Further Low Maintenance Garden Area. This is a particularly good sized and well presented property in the centre of Sleaford and 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, proceed past the Market Place and turn right into Carre Street. Just as you bear right into Boston Road, continue straight ahead into Albion Terrace and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Porch** with further door to the **Hall 4.06m (13'4") x 2.95m (9'8")** having radiator. A further door from the hall provides access to the **Lobby Area** providing access to the first floor and also the:

Living Room: 4.04m (13'3") x 3.38m (11'1")

Having radiator, walk-in under stairs storage cupboard and fireplace surround. A glazed door provides access to the:

Kitchen: 3.73m (12'3") x 2.41m (7'11")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, cooker hood, space for cooker, tiled splashbacks, tiled floor and radiator.

Utility Room: 1.35m (4'5") x 1.30m (4'3")

Having worktop and plumbing for washing machine. A sliding door provides access to the:

Cloakroom:

Having high level w.c.

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

Bedroom 1: 4.06m (13'4") x 2.95m (9'8")

Having radiator and built-in double and single wardrobes with bridging units and shelving.

Bedroom 2: 3.63m (11'11") x 2.97m (9'9")

Having further recess and radiator.

Bathroom: 3.61m (11'10") x 2.41m (7'11")

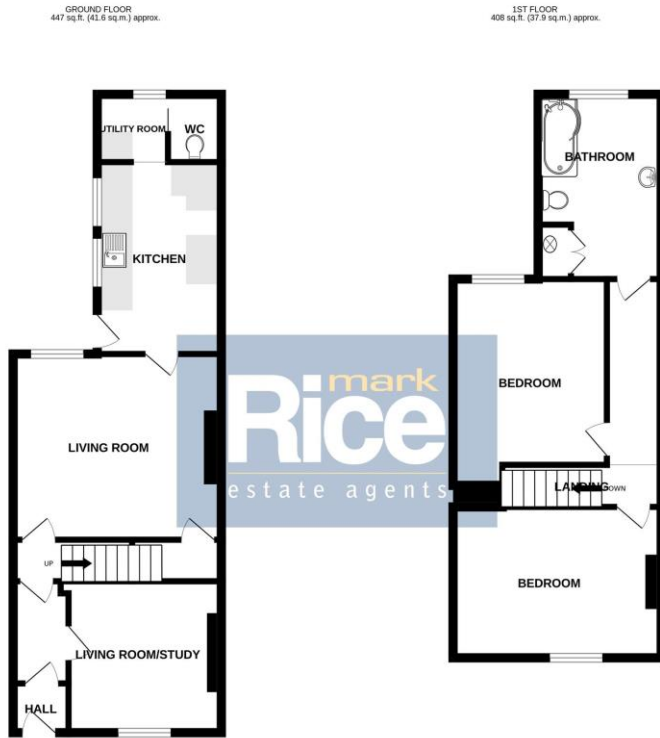
Having corner mounted bath with electric shower unit over, pedestal hand washbasin with mixer tap, low level w.c, white towel radiator, tiled splashbacks, extractor fan and airing cupboard housing the boiler.

Outside:

To the rear is an **Enclosed Concrete Yard** with a cold water tap. Across a pedestrian right of way, a gate provides access to the Garden Area mainly laid to patio with a border.

**Living Room****Kitchen****Bedroom 1****Bedroom 2****Bathroom**

Council Tax Band A:



TOTAL FLOOR AREA: 856 sq. ft. (79.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description 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 floorplan 12/2/4



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(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 25/11/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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