

***DUKE STREET,
SLEAFORD, NG34 7DX***



£125,000

A Two Bedroom End Terraced Property located within the town centre with Gas Central Heating and offered to the market with No Forward Chain. The property offers living accommodation which comprises Lounge with multi fuel burner, Breakfast Kitchen, Inner Hall/Utility Area, Ground Floor Bathroom and Two Double Bedrooms to the first floor. Outside there is a fully enclosed and particularly private Courtyard with an Outbuilding and, whilst the property would benefit from some cosmetic updating, this would make an ideal first time or investment purchase.

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 South and follow the one way system past the Market Place into Eastgate. Take the second turning on the left 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:

Lounge: 3.96m (13'0") x 3.76m (12'4")

Having multi-fuel burner, picture rail and radiator.

Breakfast Kitchen: 3.96m (13'0") x 3.30m (10'10")

Having a range of matching wall and base units with worktop over, inset single drainer sink with mixer tap, single electric oven, four ring electric hob with matching unit cooker hood over, space and plumbing for dishwasher, space for under counter fridge, store cupboard, tiled splashbacks, rear entrance door and radiator.

Bathroom:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and electric shower over and shower screen, extractor fan and chrome towel radiator.

Stairs from the Kitchen provide access to the **First Floor Landing** having smoke alarm.

Bedroom 1: 3.66m (12'0") x 3.45m (11'4")

Having radiator.

Bedroom 2: 3.23m (10'7") x 2.87m (9'5")

Having loft access and radiator.

Rear Yard:

The Courtyard is designed with ease of maintenance in mind with a patio area, small border and separate store, all enclosed by a brick wall, and there is a timber gate providing access to the shared path alongside the property.

Council Tax Band A.



Lounge



Breakfast Kitchen



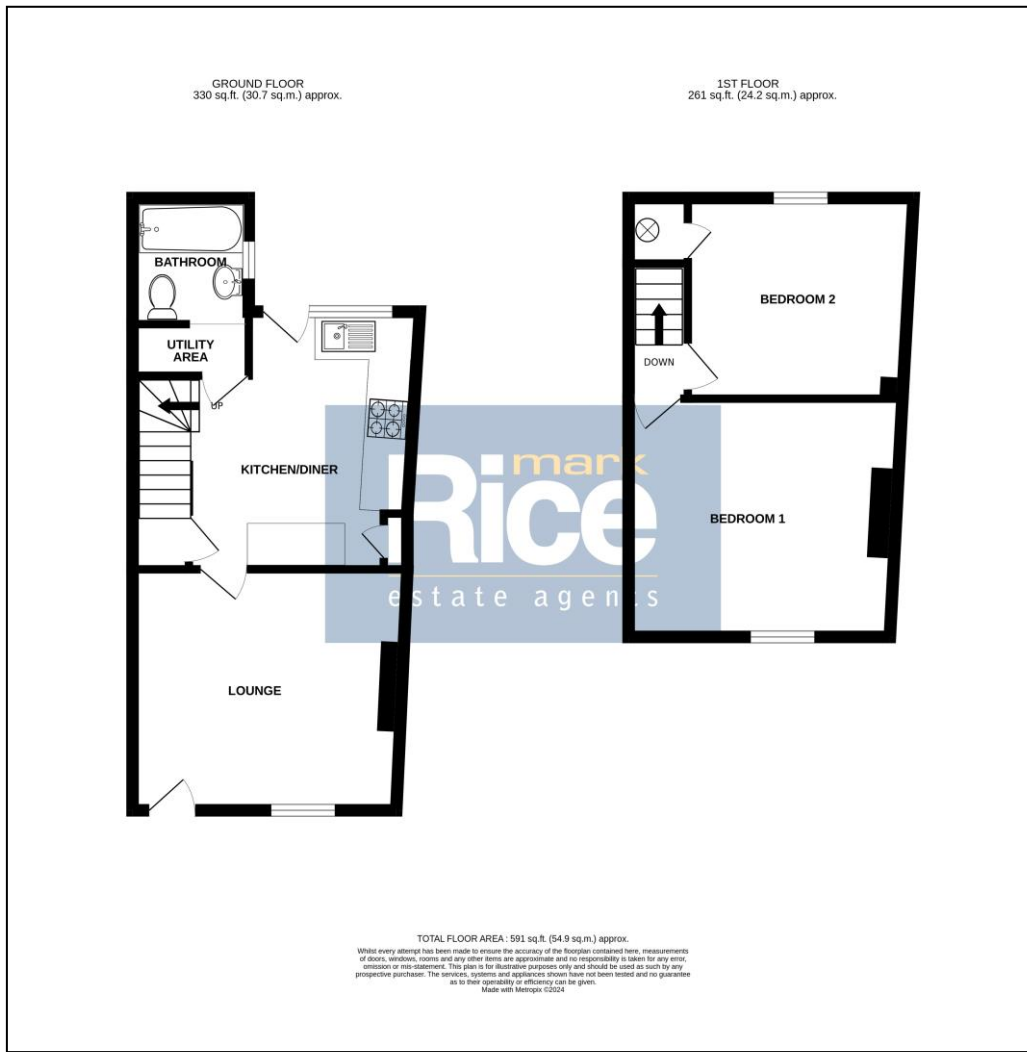
Further Aspect



Bathroom



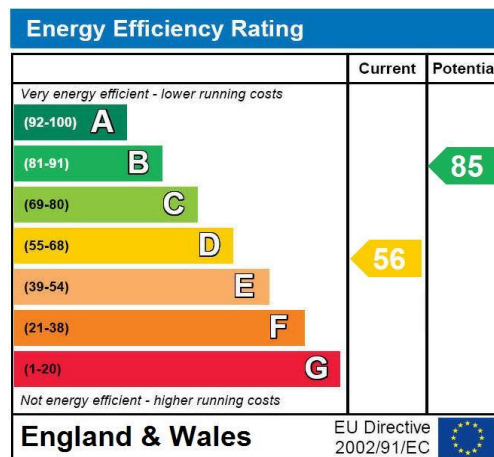
Bedroom 1



Bedroom 2



Courtyard



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 27/11/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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