

***CASTLE STREET,  
SLEAFORD, NG34 7QE***



***£120,000***

***A Two Double Bedroom End Terraced Property located in the centre of Sleaford within easy walking distance to all the amenities and offered to the market with No Forward Chain. The property would benefit from some cosmetic updating, however, offers good sized accommodation benefiting from Gas Central Heating to the ground floor and majority Double Glazing. The full accommodation comprises Lounge, Kitchen Diner, Inner Hall, Ground Floor Bathroom and Two Double Bedrooms to the first floor. Outside there is a rear yard which is fully enclosed.***

**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 take the first turning on the right into Westgate. Follow the road as it bears to the left and take the first turning on the left into West Banks. Take the fourth turning on the right into Castle Street and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the:

**Lounge: 4.11m (13'6") x 3.53m (11'7")**

Having gas fire with back boiler behind and coved ceiling.

**Kitchen Diner: 3.40m (11'2") x 2.97m (9'9")**

Having matching wall and base units with worktop over, single drainer inset sink with pillar taps, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, understairs store cupboard and radiator.

**Inner Hall:**

Having side entrance door and airing cupboard.

**Bathroom: 2.29m (7'6") x 2.18m (7'2")**

Having low level w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, tiled splashbacks and radiator.

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

**Bedroom 1: 4.22m (13'10") x 3.66m (12'0")**

Having electric storage heater.

**Bedroom 2: 3.30m (10'10") x 3.30m (10'10")**

Having built-in wardrobe with sliding mirror doors, loft access and electric storage heater.

**Outside:**

The **Rear Yard** is laid to concrete for ease of maintenance and is enclosed by a combination of brick walling and timber fencing with a gate providing access to the passageway to the side. A timber shed is included.

**Agent's Note:**

A neighbouring property has a right of access over the passageway.

Council Tax Band A.



**Lounge**



**Kitchen Diner**



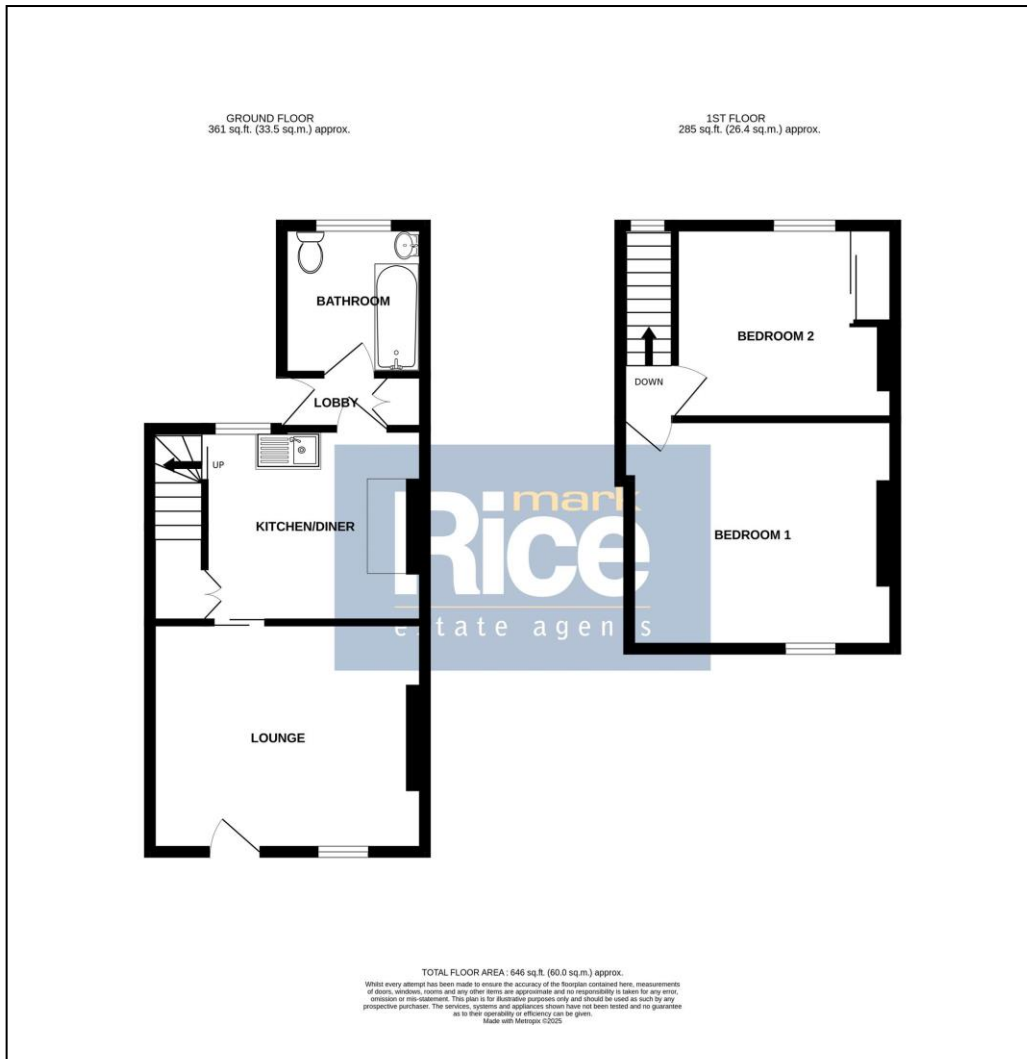
**Bathroom**



**Bedroom 1**



**Bedroom 2**



**Rear Yard**



**Further Aspect**

**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 28/01/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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