

***PLAYHOUSE YARD,
SLEAFORD, NG34 7YP***



£145,000

Located in the centre of the town and within walking distance of amenities, a particularly well presented and improved Two Bedroom Semi Detached House providing good size, low maintenance accommodation. The property is Double Glazed and has accommodation comprising Hall, Lounge, 12'3 x 10'4 Kitchen Diner, Ground Floor Cloakroom, Rear Lobby, Two Good Size Bedrooms and Bathroom. Outside a low maintenance rear garden provides a superb sun trap. This low maintenance property would be an ideal 'lock up and leave', investment or first time purchase and early viewing is advised.

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 turning right into Westgate and proceed to the small Playhouse Yard development. Turn right and the property is located on the left hand side.

A double glazed entrance door provides access to the **Hall** having an opening to the:

Lounge: 4.70m (15'5") x 3.73m (12'3")

Having understairs storage cupboard, electric fire with surround and programmable electric heater. Double opening doors provide access to the:

Kitchen: 3.73m (12'3") x 3.15m (10'4")

Having a range of matching wall and base units with worktop over forming breakfast bar, 1½ bowl single drainer sink with monobloc tap, built-in oven, hob, cooker hood, plumbing for washing machine and programmable electric heater.

Inner Entrance Lobby having double glazed rear entrance door.

Cloakroom:

Having low level w.c, hand washbasin and electric heater.

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

Bedroom 1: 3.73m (12'3") x 3.12m (10'3") narrowing to 1.98m (6'6")

Having programmable electric heater and built-in cupboard

Bedroom 2: 3.78m (12'5") x 2.54m (8'4")

Having programmable electric heater.

Bathroom:

Having bath with mains fed shower over, low level w.c, pedestal hand washbasin, electric towel radiator, tiled splashbacks and extractor fan.

Outside:

Railings to the front drive provide access to the entrance door and a gate to the side provides access to the **Enclosed Rear Garden** having a cold water tap, Astroturf and decking.

Agent's Note

There is pedestrian access for a neighbouring property across the rear of this property

Council Tax Band A



Lounge



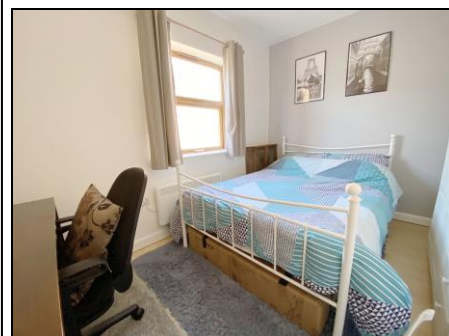
Kitchen



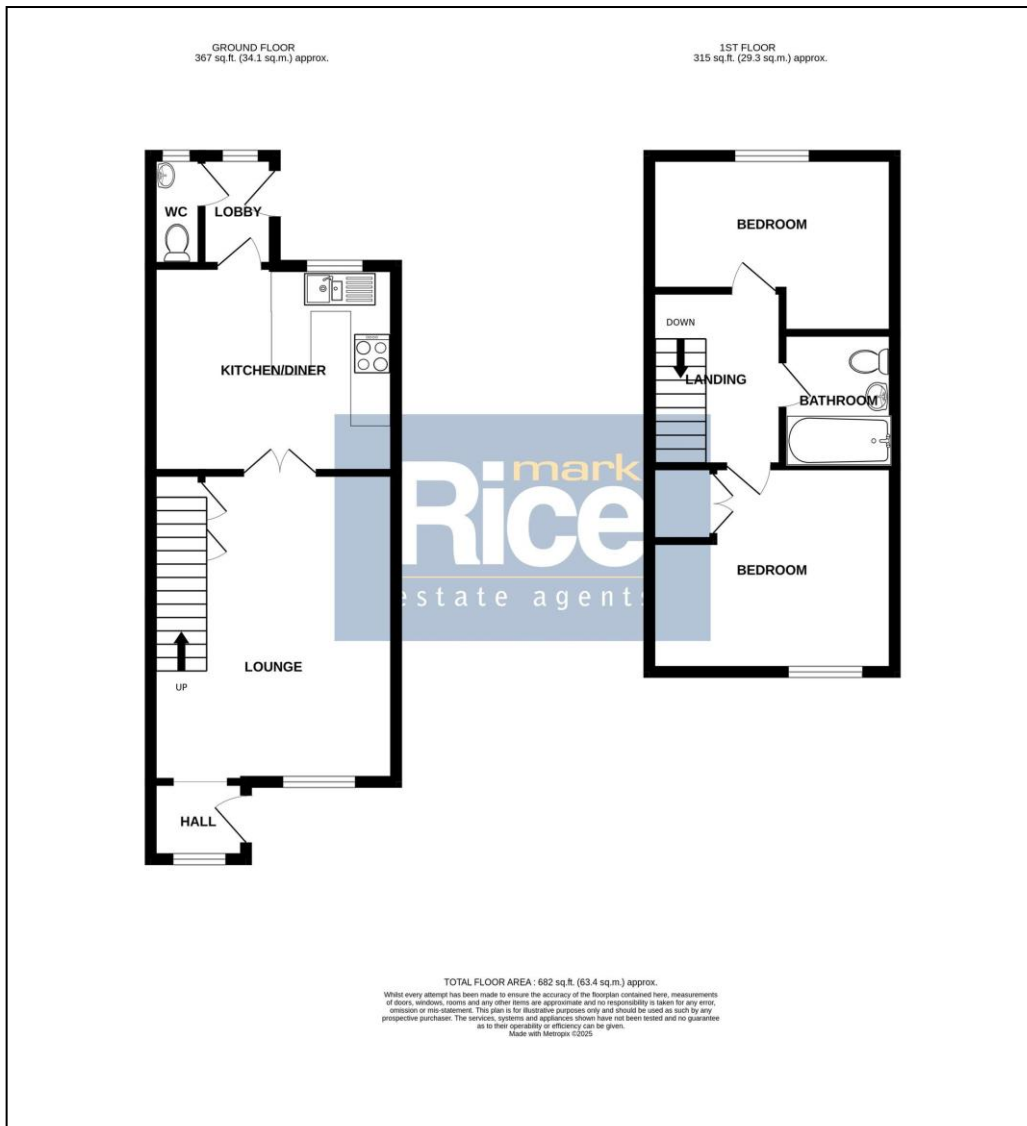
Cloakroom



Bedroom 1



Bedroom 2



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(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 22/04/2025

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