

***PEAKE CLOSE, HOLDINGHAM,
SLEAFORD, NG34 8YN***



£78,750

Offered to the market on a 45% Shared Ownership basis, a superbly presented Two Bedroom Semi Detached House with Off Road Parking and a Private Rear Garden. The property is located on the popular Holdingham Grange development offering easy access both in and out of Sleaford, and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Kitchen, Lounge Diner, Two Double Bedrooms and Family Bathroom. Outside there is a Parking Space to the front with a further communal visitor's space and the Rear Garden is not overlooked. This property would make an ideal first time purchase and 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 head North and continue past the Tesco traffic lights and proceed over Galley Hill Bridge into Lincoln Road. Proceed to the next roundabout and take the third turning on the right into Whittle Road and take the fourth turning on the left in to Peake Close. Follow the road as it bears to the right 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 Hall** having smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, corner floating hand washbasin with pillar taps, extractor fan and radiator.

Kitchen: 3.53m (11'7") x 2.06m (6'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, wall mounted Ideal combination boiler, smoke alarm and radiator.

Lounge Diner: 4.50m (14'9") x 4.14m (13'7")

Having understairs store cupboard with power and lighting, radiator and rear entrance door.

Stairs from the Entrance Hall provide access to the **First Floor Landing** having smoke alarm and loft access.

Bedroom 1: 4.14m (13'7") x 3.38m (11'1")

Having radiator.

Bedroom 2: 3.17m (10'5") x 3.12m (10'3")

Having walk-in wardrobe and radiator.

Bathroom: 2.03m (6'8") x 1.96m (6'5")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, tiled splashbacks, extractor fan and radiator.

Outside:

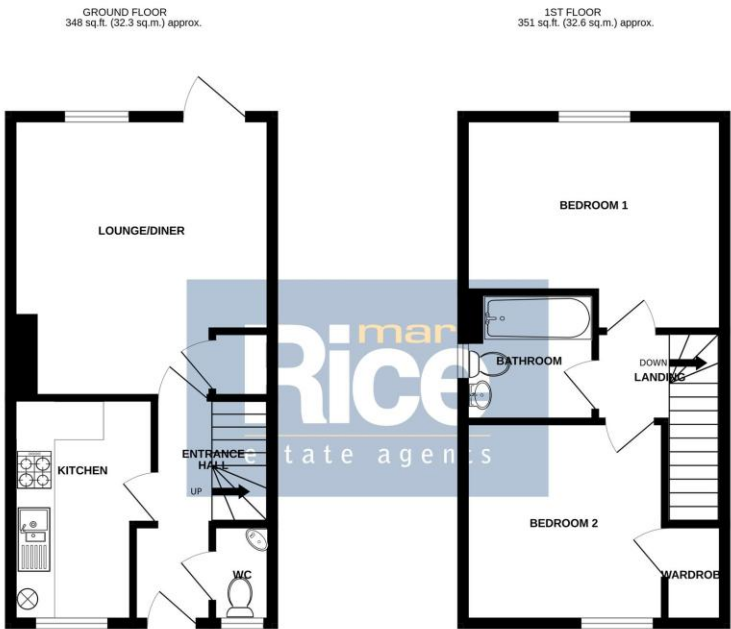
There is an allocated Parking Space to the front of the property with a further communal visitor's parking space to the side and there is a small, low maintenance garden to the front which is partially enclosed by hedging. A paved path leads to a timber gate which in turn provides access to the Rear Garden which is laid mostly to lawn with a patio, all enclosed by timber fencing and a cold water tap and external light are fitted.

**Kitchen****Lounge Diner****Bedroom 1****Bedroom 2****Bathroom**

Council Tax Band A.

Agent's Note:

The property is Leasehold and has 119 years remaining. The current owner pays rent of £232.35 per month plus, a monthly maintenance fee of £21.69 which includes buildings insurance and service charges.



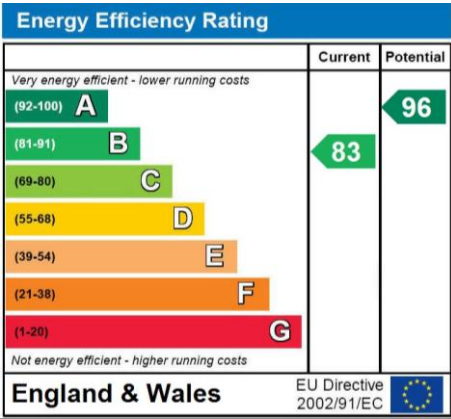
Rear Garden



Further Aspect



View



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 11/6/2025

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