

***CASTLE TERRACE ROAD,
SLEAFORD, NG34 7QF***



£150,000

A particularly well presented and improved Two Bedroom End Terrace House, located in this 'No Through Road' setting and within walking distance of the town centre. The property has recently been refurbished and now provides a good standard of accommodation comprising Entrance Hall, Lounge being open plan to the Dining Kitchen, Utility/Cloakroom, Two Double Bedrooms and Bathroom with four piece suite. The property further benefits from Gas Central Heating and Double Glazing and has a small enclosed Rear Yard. To appreciate the size of accommodation available and its condition, 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 head South and turn right into Westgate. Follow this road as it bears to the left and turn left into West Banks. Take the second turning on the right into Castle Terrace Road where the property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall.

Lounge: 3.28m (10'9") x 3.20m (10'6")

Having radiator, built-in cupboard, fireplace recess and an arch providing access to the:

Open Plan Dining Kitchen: 4.14m (13'7") x 3.48m (11'5") and 2.41m (7'11") x 2.31m (7'7")

Having wall and base units with worktop over, Belfast sink with mixer tap, breakfast bar, built-in cupboard, fireplace recess, Range as fitted with cooker hood over, understairs cupboard, integral fridge freezer and double glazed rear entrance door.

Utility/Cloakroom: 1.98m (6'6") x 1.45m (4'9")

Having plumbing for washing machine, radiator, low level w.c and hand washbasin with mixer tap.

Stairs from the hall provide access to the First Floor Landing having radiator.

Bedroom 1: 3.51m (11'6") x 2.31m (7'7")

Having radiator.

Bedroom 2: 3.33m (10'11") x 3.23m (10'7")

Having built-in store cupboard and radiator.

Bathroom:

Having low level w.c, bath with mixer tap and shower attachment, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, chrome towel radiator, cupboard housing the combination boiler, extractor fan and shaver point.

Outside:

The property has an Enclosed Rear Yard which is mainly paved for ease of maintenance.

Council Tax Band D.



Text



Dining Kitchen



Further Aspect



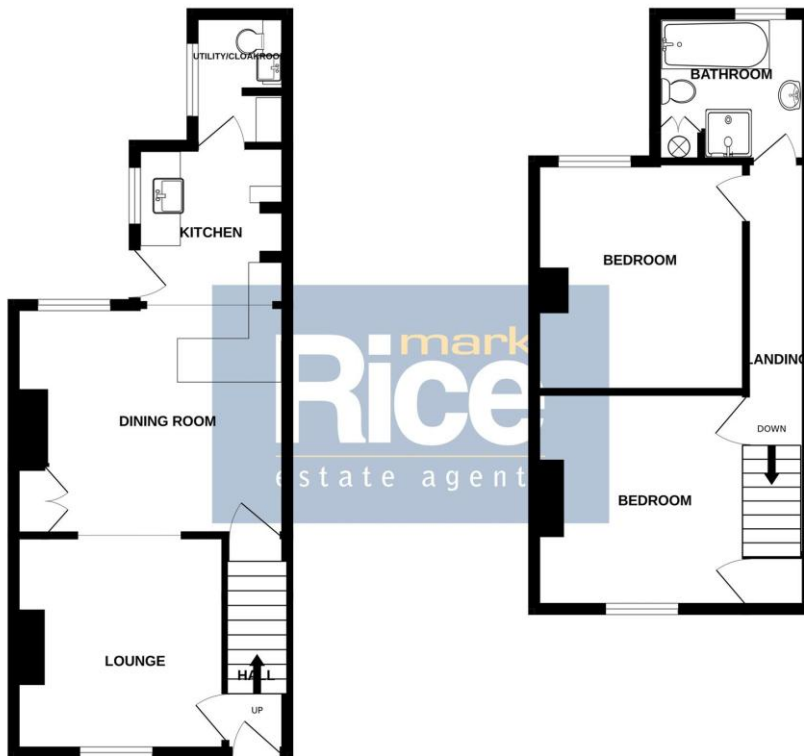
Utility/Cloakroom



Bedroom 1

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Bedroom 2



Bathroom



Rear Yard

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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 16/06/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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