

DRAFT

***ST GILES AVENUE,
SLEAFORD, NG34 7HJ***



£180,000

Located within this popular residential area and within walking distance of the town centre, a much improved Three Bedroom Terraced House with parking and superb views over fields and towards Cogglesford Mill. The property is offered to the market with No Onward Chain, benefitting from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 20'3 Lounge, Kitchen, Rear Lobby, Separate W.C, Three Good Sized Bedrooms, and Refitted Bathroom. Outside there is a Drive within the front gardens and the rear gardens are particularly Private and Sheltered and enjoy Field Views.

Directions:

From our offices follow the one-way system past the Market Place and turn right into Carre Street. Turn left into Boston Road and take the second turn on the left hand side into St Giles Avenue and follow the road as it bears to the right where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the hall.

Lounge Diner: 3.53m (11'7") x 6.17m (20'3") max

Having fireplace with surround, radiator to front and further feature radiator to rear, and French doors providing access to the rear garden.

Kitchen: 2.54m (8'4") x 2.82m (9'3")

Having wall and base units with worktop over, single bowl stainless steel drainer sink with mixer tap, single electric oven, inset four ring Gas hob with matching unit cooker hood over, space and plumbing for washing machine and dishwasher, understairs store cupboard. tiled splashbacks, and coved ceiling.

A door provides access to the **Rear Lobby 1.65m (5'5") x 1.63m (5'4") max** having double glazed door to rear garden and store cupboard and separate w.c. with low level w.c.

Stairs from the Entrance Hall provide access to the **First Floor Landing**.

Bedroom 1: 4.67m (15'4") x 2.62m (8'7") max

Having cupboard housing the combination Gas central heating boiler, built-in double wardrobe, and double radiator.

Bedroom 2: 4.67m (15'4") x 2.95m (9'8") max

Having built-in double wardrobe and radiator.

Bedroom 3: 3.10m (10'2") x 2.03m (6'8") max

Having built-in cupboard and radiator.

Bathroom: 1.65m (5'5") x 2.46m (8'1")

Being fully tiled and having close coupled w.c., vanity hand washbasin with mixer tap, bath with mixer tap and mains fed overhead shower with shower screen, extractor fan, and chrome towel radiator.

Outside:

A block paved drive provides off road parking for one vehicle with the remainder of the front being laid to lawn with borders and a shared passageway to the side provides access to the rear gardens. The rear gardens are also accessed by the lounge and rear entrance door. and enjoy views of fields and Cogglesford Mill. The rear gardens provide a quiet retreat and have a large patio, lawn, borders, and attached to the rear of the property is a further **Store 2.18m (7'2") x 2.18m (7'2")**, all of which is enclosed by a combination of traditional timber and picket fencing.



Lounge



Kitchen



Bedroom 1



Bedroom 2



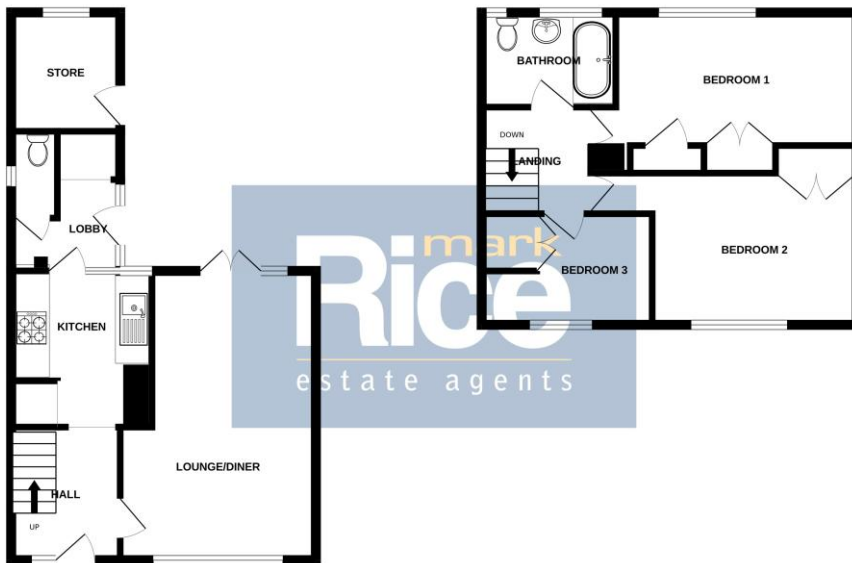
Bedroom 3

Council Tax Band: A

North Kesteven District Council annual rate: £1466.61

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropex 5/2025



Bathroom



Rear Garden



Further Aspect



Views Toward Mill

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 18/7/25

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