

***KING EDWARD STREET,
SLEAFORD, NG34 7NN***



£130,000

A spacious Two Bedroom Terraced House located within walking distance of the town centre and its amenities and offered to the market with No Forward Chain. The property would benefit from some cosmetic updating however benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Dining Room, Lounge, Kitchen, Rear Lobby, Ground Floor Cloakroom, Two Double Bedrooms and Family Bathroom. side the rear garden is a good size and East facing and is particularly private.

Directions:

From our office head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. The property is located on the left hand side.

A double glazed entrance door provides access to the:

Dining Room: 3.28m (10'9") x 3.12m (10'3")

Having bay window and radiator.

Lounge: 4.27m (14'0") x 3.12m (10'3")

Having understairs store cupboard and radiator.

Kitchen: 3.71m (12'2") x 2.08m (6'10")

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with pillar taps, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashbacks and space for fridge freezer.

Inner Lobby:

Being fully tiled and having store cupboard housing the combination gas central heating boiler, and side entrance door.

Cloakroom:

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

Bedroom 1: 4.14m (13'7") x 3.28m (10'9")

Having picture rail and radiator.

Bedroom 2: 4.19m (13'9") x 2.03m (6'8")

Having coved ceiling and radiator.

Bathroom:

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

Outside:

A wrought iron gate provides access to the front courtyard which is laid to concrete and plum slate for ease of maintenance. A side passage leads to a timber gate which provides access to the **Rear Garden** with large patio area, gravelled area, a variety of well stocked and well maintained borders, timber shed, green house, all enclosed by a combination of hedging and fencing.

Council Tax Band A.



Dining Room



Lounge



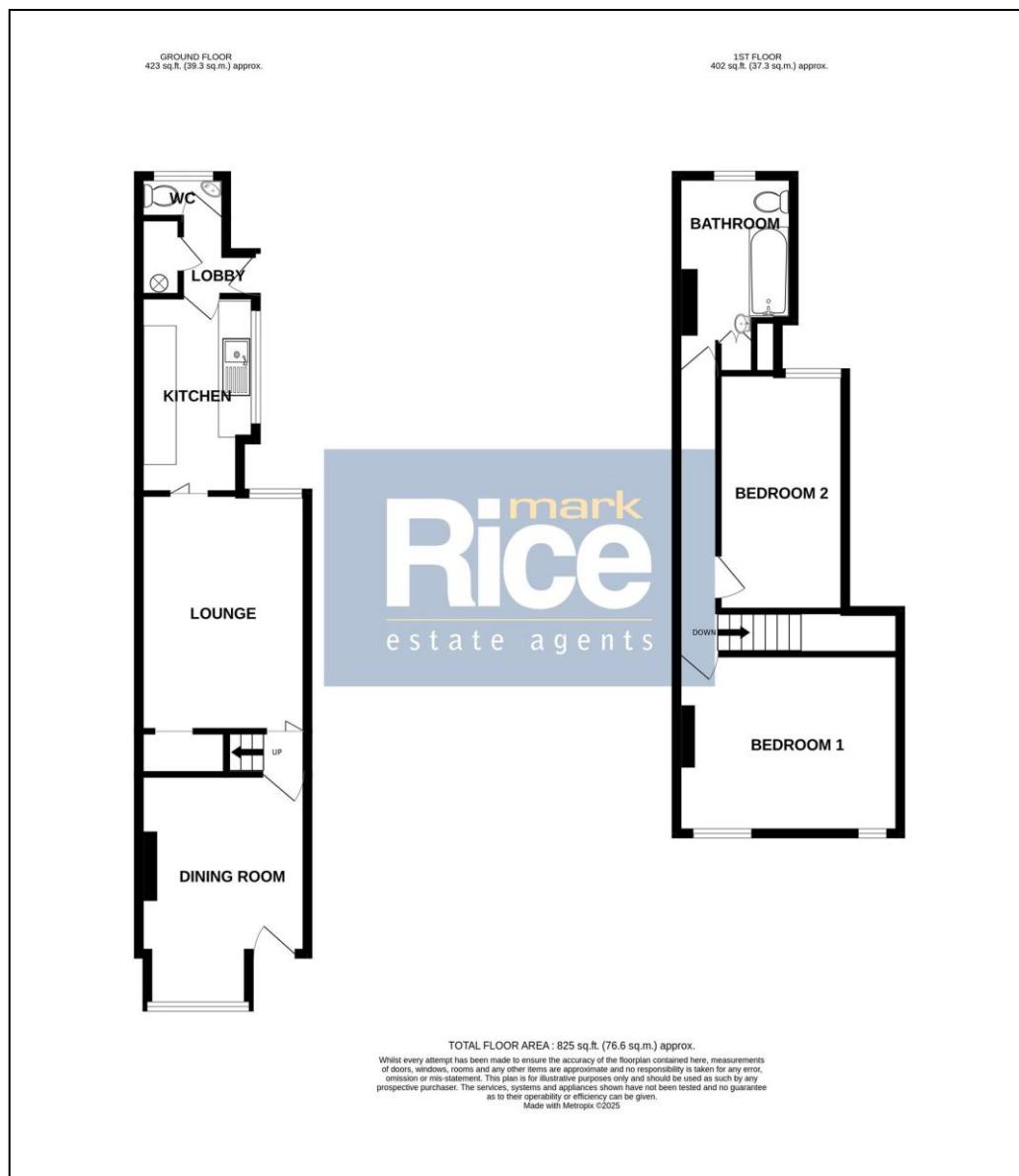
Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Garden



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 12/08/25

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