

***WEST BANKS,
SLEAFORD, NG34 7QQ***



£170,000

A particularly good sized and prominent Three Bedroom End Terrace House, located within walking distance of the town centre and having the advantage of Gas Central Heating, Double Glazing and a Garage/Workshop.

The accommodation comprises Entrance Hall, Lounge, Living Room, 14'6 Kitchen, Ground Floor Shower Room with Separate W.C, Three Bedrooms and first floor Separate W.C. There is a low maintenance Yard to the rear with a brick store and access to the Garage/Workshop. The property does require updating however provides a good sized family home. Early viewing is recommended.

Directions:

From our office head South and turn right into Westgate. Follow the road as it bears to the left and turn left into West Banks. The property is located on the right hand side as indicated by our 'For Sale' board. The property is located on the junction of West Banks and Castle Causeway.

A double glazed entrance door provides access to the Hall having radiator, Corbel arch and built-in cupboard.

Lounge: 4.19m (13'9") x 3.89m (12'9")

Having gas fire (disconnected), double radiator and bay window.

Living Room: 4.67m (15'4") x 3.89m (12'9")

Having gas fire and double radiator. A sliding door provides access to the:

Kitchen: 4.27m (14'0") x 2.44m (8'0")

Having wall and base units with worktop over, tiled splashbacks, cooker hood, 1½ bowl single drainer sink with monobloc tap, plumbing for washing machine and dishwasher and wall mounted boiler.

Shower Room:

Being half tiled and having vanity hand washbasin with mixer tap and separate mains fed shower.

Separate W.C:

Having low level w.c, and chrome towel radiator.

A door from the Living Room and stairs provide access to the **First Floor Landing** having double radiator.

Bedroom 1: 4.11m (13'6") x 3.58m (11'9")

Having built-in double wardrobe and radiator.

Bedroom 2: 3.89m (12'9") x 3.38m (11'1")

Having radiator.

Separate W.C:

Having low level w.c.

Bedroom 3: 3.96m (13'0") x 1.90m (6'3")

Having radiator.

Outside:

The property has an **Enclosed Rear Yard** with a Brick Built Store and Greenhouse. This provides access to the **Garage/Workshop 5.61m (18'5") x 3.25m (10'8") narrowing to 2.72m (8'11")** having electric roller door, light and power points and sink.

Council Tax Band A.



Lounge



Kitchen



Shower Room



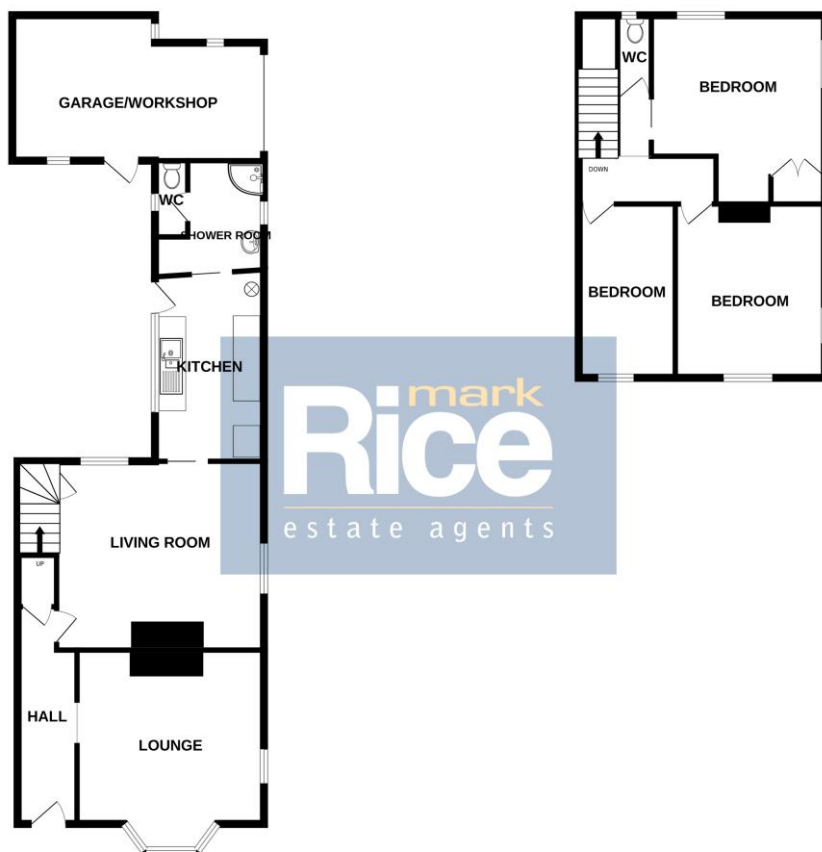
Bedroom 1



Bedroom 2

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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.
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Bedroom 3



Rear Garden



Side Aspect

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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 06/06/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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