



## 8 Slea Cottages

Sleaford, NG34 7PY

**£150,000**

Located close to Sleaford Town Centre, this three bedroomed semi-detached cottage offers well-apportioned living accommodation to comprise of Entrance Lobby, Living Room, Dining Room, Kitchen, Rear Lobby, Cloakroom with WC and a First Floor Landing Leading to three Bedrooms and a Bathroom. Outside there are small gardens to the front and rear. The property further benefits from No Onward Chain.





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### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### **LOCATION**

Sleaford is a well-serviced market town with a good range of local amenities and facilities to include local shops, supermarkets, play areas, schools, a railway station and a bus service. There is easy access to the A17 towards Newark, which provides a direct train line to London Kings Cross.





## ACCOMMODATION

### ENTRANCE LOBBY

With composite front entrance door and access to the dining room.

### DINING ROOM

11' 10" x 9' 11" (3.62m x 3.04m), with decorative fireplace with electric fire, radiator, UPVC double glazed window to the side elevation and door leading to the front porch.

### FRONT PORCH

9' 5" x 2' 10" (2.89m x 0.88m), with external entrance door.

### LIVING ROOM

11' 11" maximum dimensions x 11' 11" (3.65m x 3.65m), with fitted gas fire, UPVC double glazed window to the rear elevation and radiator.

### KITCHEN

11' 5" maximum x 9' 0" (3.50m x 2.75m), having fitted base cupboards and drawers with work surfaces over, inset stainless steel sink unit with mixer tap, matching eye level units, plumbing for washing machine, spaces for further appliances, electric oven and hob with extractor hood.

### REAR LOBBY

With UPVC double glazed door and window to the rear elevation.

### CLOAKROOM

With WC and wash basin.

### FIRST FLOOR LANDING

With access to bedrooms and bathroom.

### BEDROOM 1

11' 11" x 10' 0" (3.65m x 3.07m), with UPVC double glazed window to the side elevation and radiator.

### BEDROOM 2

11' 11" x 11' 11" (3.65m x 3.65m), with UPVC double glazed window to the rear elevation, radiator and storage cupboard over the stairwell.

### BEDROOM 3

6' 11" x 5' 9" (2.11m x 1.76m), with UPVC double glazed window to the front elevation and radiator.

### BATHROOM

8' 4" x 4' 11" (2.56m x 1.51m), with fitted three piece suite to comprise of pedestal wash hand basin, WC and panel bath with shower over and ladder style radiator.

### OUTSIDE

There is a paved and gravelled small garden area to the front of the property. The rear garden is principally paved with a timber storage shed. There is a right of way to the neighboring property over the garden.





#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

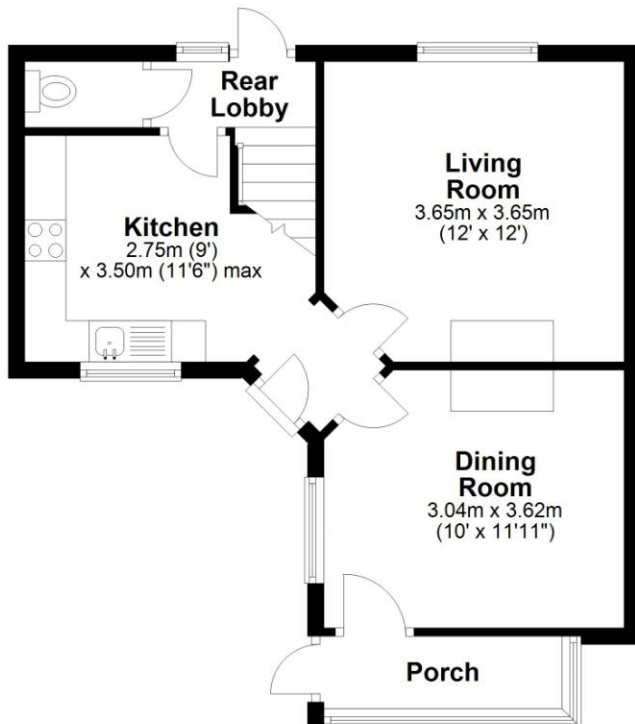
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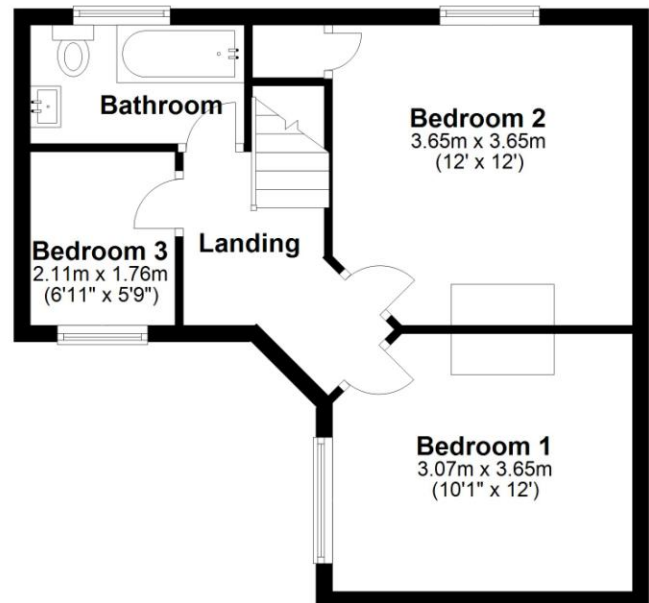
### Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



### First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

