

## North Parade, Sleaford, Lincolnshire NG34 8AL



Asking Price £265,000 Freehold



**\*\*NO CHAIN\*\*** A beautifully renovated and modernised Five Bedroom extended Semi-Detached House positioned at the north end of Sleaford being close to many amenities and with in easy access to major routes to Lincoln, Boston and Grantham.

The property briefly comprises of: Hallway, bay fronted lounge, large kitchen/diner, new conservatory, 2 double bedrooms and three single bedrooms, luxury bathroom, generous landscaped rear garden, driveway and double length garage. It has Gas Central Heating and UPVC double glazing with with an EPC rating of: C and council tax band of: B

Viewing is highly recommended to appreciate quality of finish and size.



## Accommodation

The property is entered through a UPVC door with a port hole upper glazed section and obscure glazed side panels positioned under decorative arched brickwork.

## Hall

**14'8" x 7'0"**

Having laminate flooring, pendant lighting, radiator cover, two under stairs storage cupboards stairs leading to split landings, room thermostat, smoke alarm, wooden door open into garage.

## Lounge

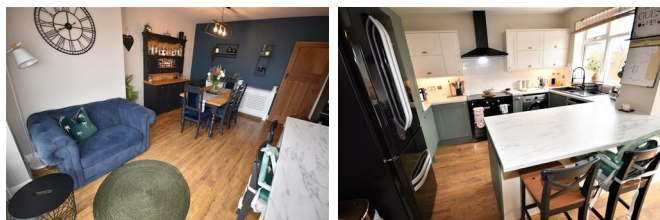
**12'9" x 12'2"**



Having a bay window to front elevation, original fireplace with low level storage cupboards and shelving above either side of the chimney breast, single radiator and carpeted flooring.

## Kitchen/Diner

**15'3" x 18'4"**



A large open plan room big enough for dining table and chairs as well as a sofa, having continued laminate flooring, radiator cover, French Dresser available by negotiation, UPVC sliding doors to conservatory, breakfast bar with two stools, space for a tall fridge freezer, a range of wall and base units with marble effect laminate work tops, tiled splashback, dark grey composite one and half bowl sink with dark grey mixer tap with window to rear elevation above, plumbing and space for dishwasher and washing machine, electric cooking range with 5 ring induction hob and large extractor hood above.

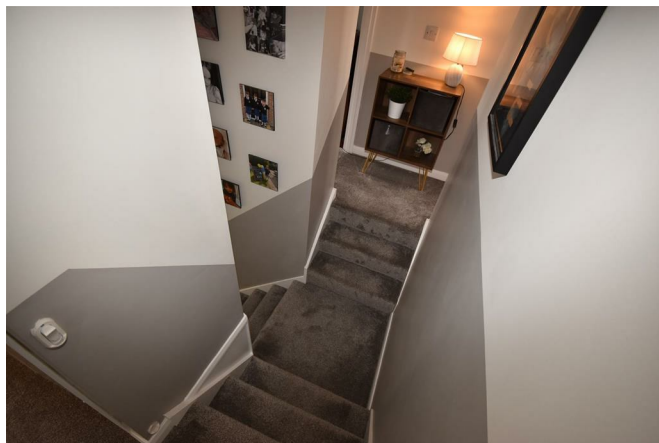
## Conservatory

**13'1" x 8'11"**



A recently built conservatory with glazing to two elevations and heat reflective roof, patio doors opening onto decking, electric sockets, wall mounted electric heater, lighting and laminate flooring to match kitchen/diner.

## Landing



Carpeted staircase with split level landing with the left side leading to two single bedrooms above the garage and to the right is two doubles and one single bedroom, family bathroom and airing cupboard housing the Worcester Combi boiler.

**Bedroom 1**  
**10'3" x 11'7"**



Bay window to the front elevation, original cast iron fireplace with wardrobes either side of the chimney breast, carpeted flooring radiator with cover, pendant and wall lighting.

**Bedroom 2**  
**10'2" x 11'7"**



Window to rear elevation with double radiator underneath, wardrobes either side of the chimney breast, carpeted flooring and pendant lighting.

**Bedroom 3**  
**11'6" x 6'8"**



Window to rear elevation, radiator, carpeted flooring and two pendant lights.

**Bedroom 4**  
**9'8" x 5'9"**



Window to front elevation with single radiator underneath, carpeted flooring and pendant lighting.



## Bedroom 5 11'6" x 5'11"



Window to rear elevation with radiator underneath large storage cupboard with hanging space, carpeted flooring and pendant lighting.

## Bathroom 7'1" x 7'0"



A modernized luxury bathroom with frosted window to front elevation, vinyl flooring, 3/4 sized paneled bath and mixer taps and additional bar mixer shower over with pole and curtain, grey heated towel rail, close coupled toilet, hand basin with chrome mono bloc mixer tap and built in drawers underneath, a mixture of full and half height marble effect grey tiling with mosaic border, mirrored cabinet with built in light, ceiling spot lighting and extractor fan.

## Front Outside

The front garden is laid to lawn with a low level boundary fence to the pavement, driveway for one car and double wooden garage doors.

## Rear Garden



An enclosed rear garden accessed from either the garage rear door or the conservatory, laid mainly to lawn, having perimeter fencing to the left and hedges to the right, a large wood effect galvanized metal shed with sliding doors at the bottom end adjacent to a patio area, there is a raised soft play area, grey coloured patio area for barbecuing, and a large grey decking area for alfresco dining.

## Garage

A 26 foot long garage having new UPVC double doors to the front elevation and UPVC personnel door to the rear, many electric sockets, lighting, close coupled toilet and frosted window to the rear elevation.

## Disclaimer 1

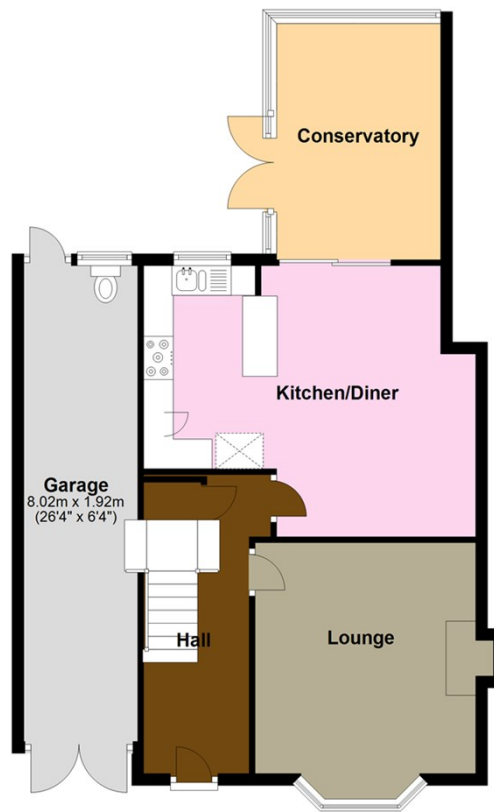
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Financial Services - As part of our continued commitment to providing the best advice to all of our

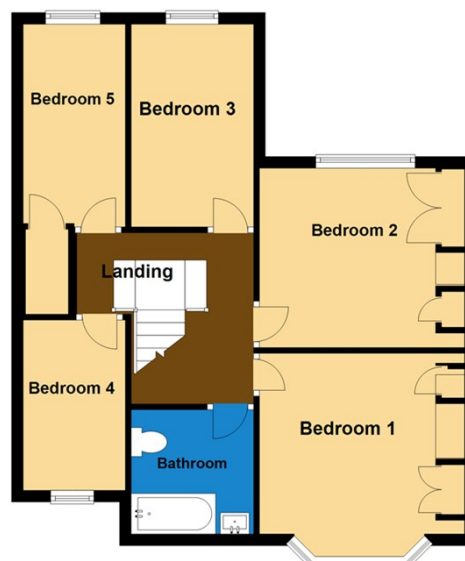
clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

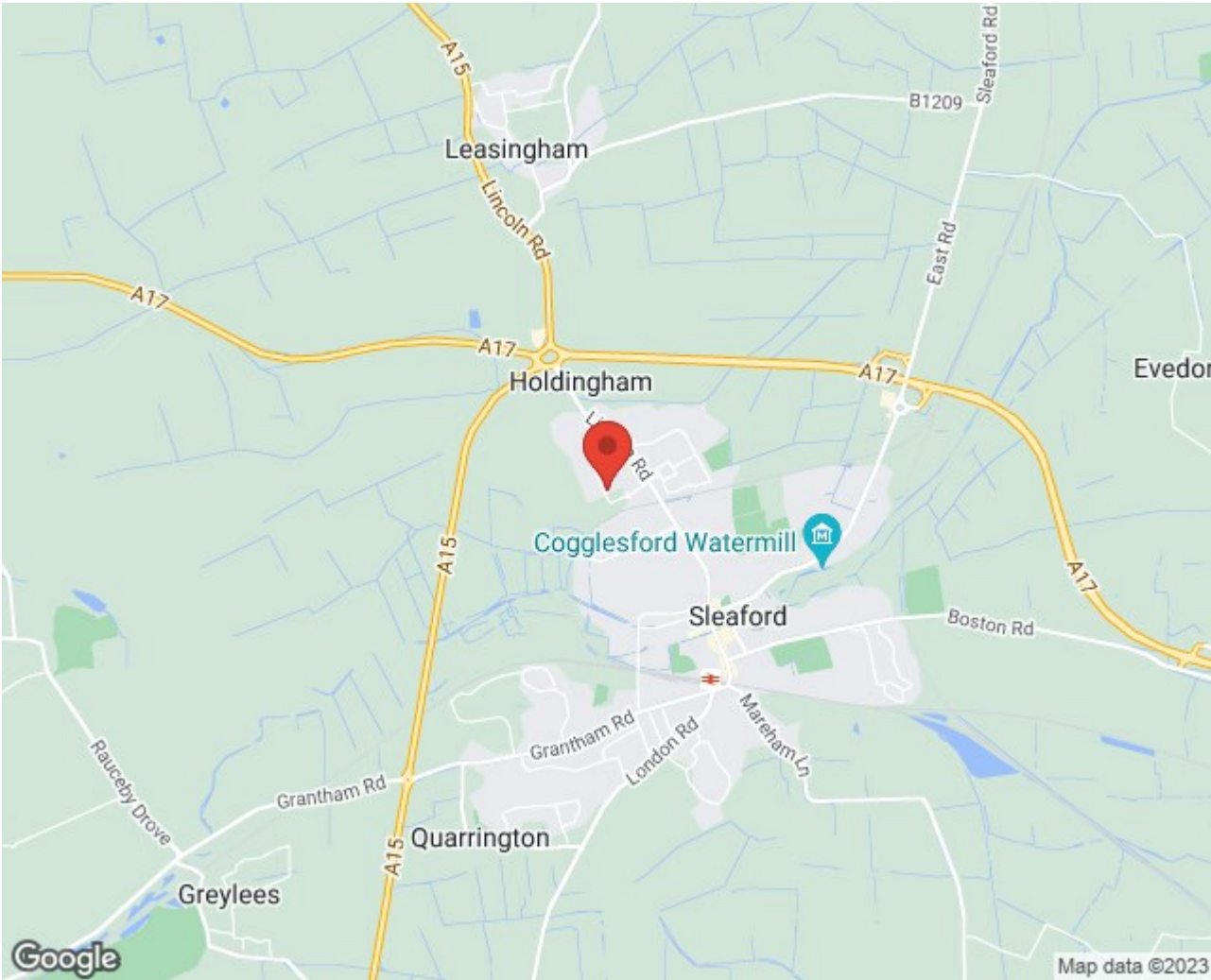
## Ground Floor




Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture  
Plan produced using PlanUp.

## First Floor






Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             | 87        |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   | 75                                                                                                          |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                                                                                                       | Potential |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                                                                                                               |           |
| (92 plus) A                                         |                                                                                                               |           |
| (81-91) B                                           |                                                                                                               |           |
| (69-80) C                                           |                                                                                                               |           |
| (55-68) D                                           |                                                                                                               |           |
| (39-54) E                                           |                                                                                                               |           |
| (21-38) F                                           |                                                                                                               |           |
| (1-20) G                                            |                                                                                                               |           |
| Not environmentally friendly - higher CO2 emissions |                                                                                                               |           |
| England & Wales                                     | EU Directive 2002/91/EC  |           |