

***OLD PLACE,
SLEAFORD, NG34 7HR***



New Price £175,000

Located within walking distance of the town centre and offered to the market with No Forward Chain, a Two Bedroom Detached Bungalow which has recently had new carpet fitted and been fully redecorated throughout, with a Fully Enclosed Rear Garden, Conservatory and Allocated Off Road Parking. The property benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Porch, Hall, Kitchen, Lounge, Two Good Sized Bedrooms, Shower Room and Conservatory. Outside there is an established garden to the front and a gate provides access to the West Facing Rear Garden.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Travelling from our office, follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Take the third turning on the left into Old Place where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Porch with door to the Hall having loft access, smoke alarm, airing cupboard housing the gas central heating combination boiler, coved ceiling and radiator.

Kitchen: 2.84m (9'4") x 1.98m (6'6")

Having matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks and radiator.

Lounge: 4.17m (13'8") x 3.71m (12'2")

Having gas fire with surround, bow window, coved ceiling, radiator and door providing access to the:

Conservatory: 3.76m (12'4") x 2.34m (7'8")

Having French doors to the rear garden.

Bedroom 1: 3.17m (10'5") x 2.87m (9'5")

Having coved ceiling and radiator.

Bedroom 2: 3.07m (10'1") x 2.44m (8'0")

Having coved ceiling and radiator.

Shower Room:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle with electric unit, heated towel radiator, extractor fan and tiled floor.

Outside:

To the front of the property is a well established garden which is laid to lawn with a variety of mature hedging and trees, and a block paved path leads to the front door which continues to the side of the property. A wrought iron gate provides access to the **Rear Garden** having a good sized patio area, lawn, established borders and a variety of shrubs and hedging, all enclosed by a combination of brick walling and timber fencing. A timber shed is included and there is allocated parking in a separate area of Old Place.

Council Tax Band B.



Kitchen



Lounge



Further Aspect

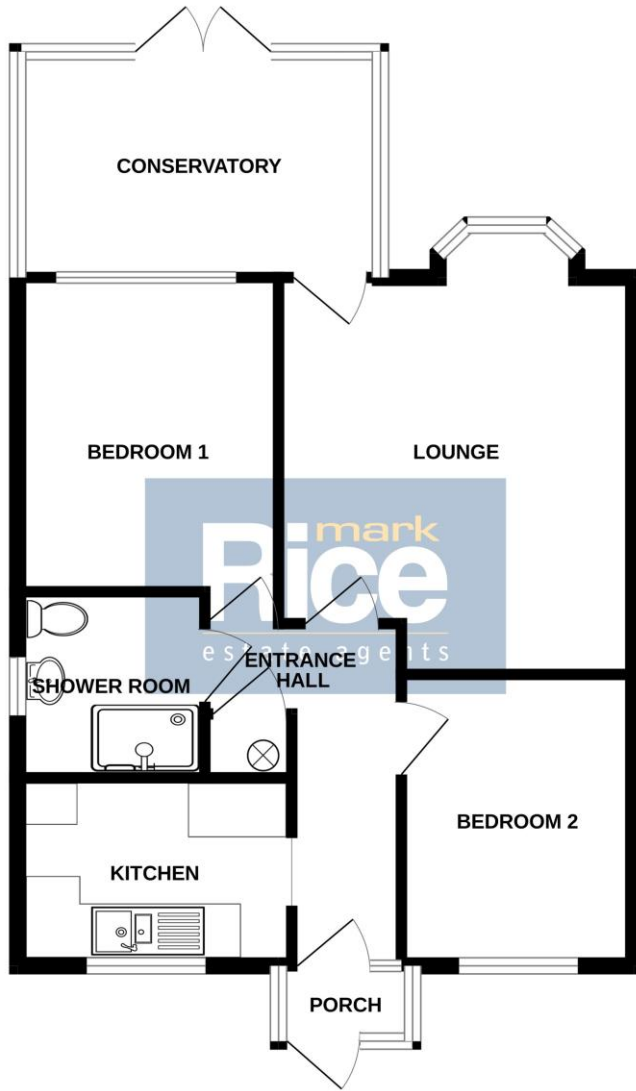


Bedroom 1



Bedroom 2

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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.
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Shower Room



Rear Garden



Further Aspect



Front Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents 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 26/01/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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