

***THE CREAMERY, GRANTHAM ROAD,
SLEAFORD, NG34 7ZF***



£160,000

Mark Rice Estate Agents are pleased to offer this well presented and rarely available Two Bedroom End Terrace House, located within a quiet cu-de-sac which is within easy walking distance of the town centre and train station. This would make an ideal first time home or investment purchase. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises of Lounge, Ground Floor Cloakroom, Breakfast Kitchen, Two Double Bedrooms and Family Bathroom. Outside there is a parking space for one vehicle and a mature front garden. The West facing rear garden is fully enclosed and designed with ease of maintenance in mind. Offered for sale with No Forward Chain, viewing is a must on this lovely property which has the potential to become a fantastic home.

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, doctors, dentists, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our office head South and follow the one way system past the Market Place, turning right into Carre Street and bearing right into Boston Road. Filter left towards the Handley Monument and proceed over the level crossing into London Road. Filter right and take the second turning on the right into The Creamery and follow the road as it bears to the left. The property is located straight ahead, as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Lounge: 4.39m (14'5") x 3.53m (11'7")

Having bay window, coved ceiling, smoke alarm and radiator.

Inner Hall: Having coved ceiling and smoke alarm.

Ground Floor Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, coved ceiling, tiled floor, extractor fan and radiator.

Breakfast Kitchen: 3.53m (11'7") x 2.49m (8'2")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, single electric oven, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled floor, tiled splashbacks, coved ceiling, rear entrance door and radiator.

Stairs from the lounge provide access to the **First Floor Landing** having smoke alarm, loft access, airing cupboard housing the central heating boiler and coved ceiling.

Bedroom 1: 3.53m (11'7") x 3.17m (10'5")

Having built-in double wardrobe, coved ceiling and radiator.

Bedroom 2: 3.53m (11'7") x 2.62m (8'7")

Having coved ceiling and radiator.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and mains fed shower over, tiled splashbacks, coved ceiling, extractor fan, tiled floor and radiator.

Outside:

There is allocated parking for one vehicle to the front and the front garden is well stocked with mature hedges. A paved path leads to the side of the property with a store area and walkway and a timber gate provides access to the **Rear Garden** having lawn area, shed/storage and an outside light and cold water tap are fitted.



Lounge



Breakfast Kitchen



Bedroom 1

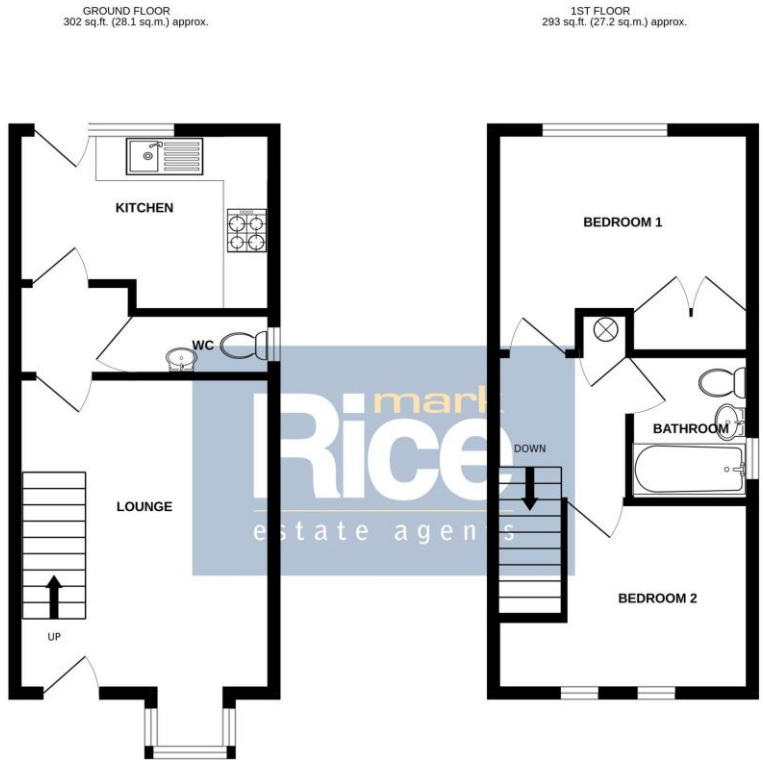


Further Aspect



Bedroom 2

Council Tax Band A.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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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Family 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 30/07/2024

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