

***ST GILES AVENUE,
SLEAFORD, NG34 7JB***



£170,000

Located in this popular residential area just off Boston Road and within walking distance of the town centre, a Two Bedroom Semi Detached Bungalow located within good sized gardens and providing Ample Parking. The drive with Car Port continues alongside the property to approach the Garage and the Rear Garden is not overlooked. The property has accommodation comprising Entrance Hall, Kitchen, 19'5 Lounge, Two Bedrooms, one with French doors to the garden, Wet Room Style Shower Room and further benefits include Gas Central Heating and Double Glazing.

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and bear left into Boston Road. Take the fourth turning on the left into St Giles Avenue and the property is located on the right hand side as indicated by our 'For Sale' board.

Entrance door provides access to the Hall having cupboard housing the boiler and loft access.

Kitchen: 3.05m (10' 0") x 2.64m (8' 8")

Being fully tiled and having wall and base units, 1½ bowl single drainer sink with monobloc tap, gas point for cooker, tiled floor and plumbing for washing machine.

Lounge: 5.92m (19' 5") x 3.30m (10' 10")

Having half bay window, coal and living flame effect gas fire with wooden surround, two radiators and three wall light points.

Bedroom 1: 4.27m (14' 0") x 3.33m (10' 11")

Having range of built-in wardrobes with sliding doors and radiator.

Bedroom 2: 3.00m (9' 10") x 2.67m (8' 9")

Having radiator and French Doors to garden

Wet Room Shower Room:

Having electric shower unit, low level WC, pedestal hand washbasin and towel radiator.

Outside:

The front garden is gravelled and have a small border and a drive continues alongside the property to the **Garage** adjacent to the rear boundary. There is a Car Port and the garage has double opening doors and power. The **Rear Garden** is laid mostly to lawn with a Pergola, borders, Summer House and a cold water tap is fitted.

Council Tax Band A.



Lounge



Kitchen



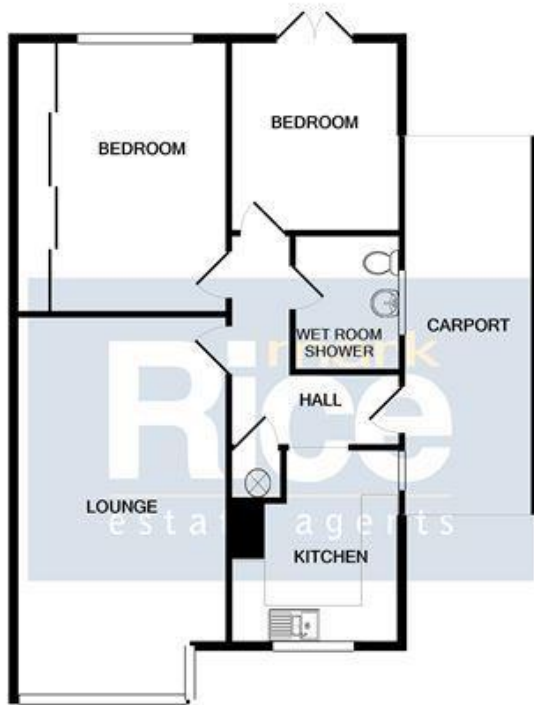
Bedroom 1



Bedroom 2



Shower Room



TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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.*

Viewing Strictly by Appointment With Mark Rice Estate Agents
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