

***CHRISTOPHER CRESCENT,
SLEAFORD, NG34 7JL***



£175,000

With the advantage of No Forward Chain and located within this popular residential area convenient for the town centre, a Two Bedroom Detached Bungalow with Garage and Ample Parking. The bungalow is located within this small cul-de-sac and would be an ideal project for any purchaser wishing to upgrade a property. The property benefits from Double Glazing, uPVC Soffits and Fascias and part electric heating, and the full accommodation comprises Hall, Lounge, Two Bedrooms, one with built-in wardrobes, Breakfast Kitchen and Shower Room. Outside there is a low maintenance garden and a long drive providing parking and which approaches the Detached Garage.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and bearing left into Boston Road. After the recreation ground on the right hand side, turn right into Russell Crescent and take the second right hand turning into Christopher Crescent. 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 Hall having cupboard and electric heater.

Lounge: 5.00m (16'5") x 2.95m (9'8")

Having electric heater.

Breakfast Kitchen: 3.20m (10'6") x 2.74m (9'0")

Having wall and base units with worktop over, 1½ bowl inset sink with monobloc tap, plumbing for washing machine, built-in cupboard, tiled splashbacks and electric heater.

Bedroom 1: 3.89m (12'9") x 2.97m (9'9")

Having wall light point.

Bedroom 2: 2.92m (9'7") x 2.74m (9'0")

Having wall light point and built-in double wardrobe.

Shower Room:

Having corner mounted shower with electric unit and low level w.c.

Outside:

*The front garden is gravelled for ease of maintenance with a border and a block paved drive continues alongside the property to provide more than **Ample Parking** and approach the **Detached Garage** having up and over door, and light and power points. A cold water tap is fitted to the drive area. The **Rear Garden** is mostly gravelled and has a border and a shed.*

Agent's Note:

Mains gas is not connected to the property however it is provided to the cul-de-sac.

Council Tax Band B.



Lounge



Breakfast Kitchen



Bedroom 1



Bedroom 2



Shower Room

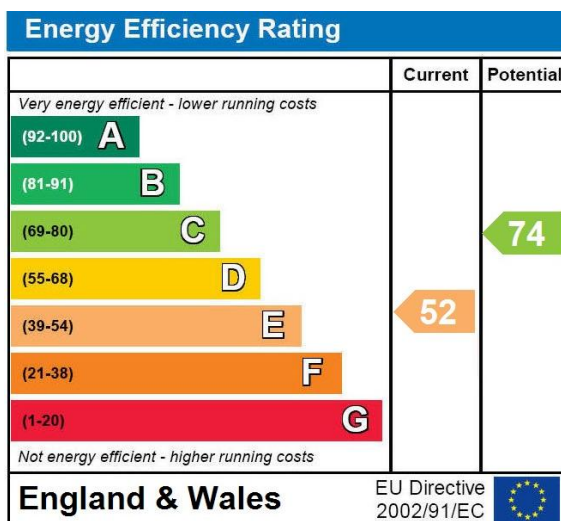
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 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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Rear Garden



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 04/08/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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