

***NAGS HEAD PASSAGE,
SLEAFORD, NG34 7RP***



£105,000

A quaint One Bedroom Terraced Cottage located in the centre of the town, built in 1841 with a garden and offered to the market with No Forward Chain. The property is particularly well presented and offers modern creature comforts including Gas Central Heating and Double Glazing to the full accommodation which comprises Kitchen, Lounge, Bedroom and Shower Room. Outside, there is a fully enclosed rear garden which is South facing.

Directions:

Walking from our office, head South into Southgate and turn right into the alleyway just before the Ivy pub into Nags Head Passage. The property is located on the left hand side.

A double glazed composite entrance door provides access to the:

Kitchen: 3.68m (12'1") x 2.59m (8'6")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for electric cooker, space for fridge freezer, space and plumbing for washing machine, smoke alarm, extractor fan and understairs store cupboard.

Lounge: 3.68m (12'1") x 3.68m (12'1")

Having feature inset electric fire, radiator and rear entrance door.

Stairs from the kitchen provide access to the first floor landing having smoke alarm, loft access and airing cupboard housing the combination boiler.

Bedroom: 4.17m (13'8") x 3.68m (12'1")

Having radiator.

Shower Room: 2.08m (6'10") x 1.63m (5'4")

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, separate walk-in shower cubicle with electric shower, double radiator and ceiling downlighters.

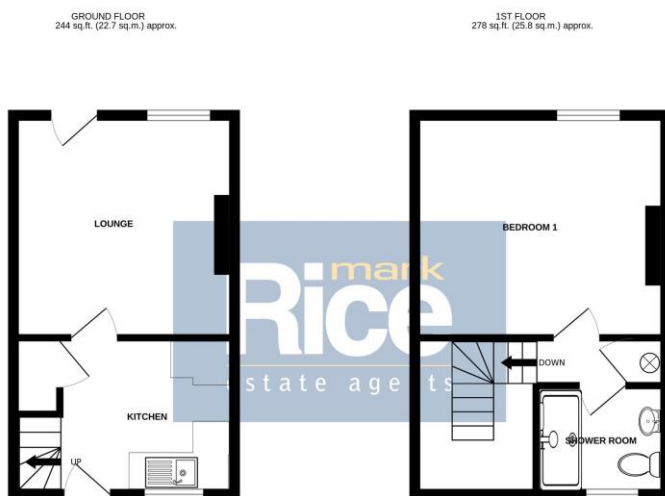
Outside:

The rear garden is South facing with a lawn area, patio and well stocked borders, all fully enclosed by timber fencing and a gate provides access to the side passage.

Agent's Note:

There is no parking or vehicular access for this property.

Council Tax Band A.



TOTAL FLOOR AREA: 522 sq. ft. (48.5 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Kitchen



Lounge




Further Aspect



Bedroom



Shower Room

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



Further Aspect



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 08/10/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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