

***PEAKE CLOSE,
HOLDINGHAM, NG34 8YN***



New Price £95,000

Offered to the market on a 50% Shared Ownership basis, a superbly presented Two Bedroom Semi Detached House with Two Parking Spaces and a private rear garden. The property is located on the popular Holdingham Grange development offered easy access both in and out of Sleaford, and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Kitchen, Lounge Diner, Two Double Bedrooms and Family Bathroom. Outside the parking spaces are to the front and rear garden is not overlooked. Viewing of this property is highly recommended.

Directions:

From our office head North and continue past the Tesco traffic lights and proceed over the Galley Hill Bridge into Lincoln Road. Continue to the next roundabout and take the third exit into Whittle Road. Take the fourth turning on the left into Peake Close and follow the road as it bears to the right, and 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 Hall** having smoke alarm and radiator.

Cloakroom:

Having close coupled wc, corner floating hand washbasin with pillar taps, extractor fan and radiator.

Kitchen: 3.53m (11'7") x 2.08m (6'10") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated single electric oven, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, wall mounted Ideal combination boiler, smoke alarm and radiator.

Lounge: 4.57m (15'0") x 4.14m (13'7")

Having understairs store cupboard with power and light, radiator and rear entrance door.

Stairs form the hall provide access to the first floor landing having smoke alarm and loft access.

Bedroom 1: 4.14m (13'7") x 3.38m (11'1")

Having radiator.

Bedroom 2: 3.17m (10'5") x 3.10m (10'2")

Having walk-in wardrobe and radiator.

Bathroom: 2.03m (6'8") x 1.96m (6'5")

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

Outside:

To the front of the property are **Two Parking Spaces** with low maintenance gravelled areas. A paved path leads to a timber gate which provides access to the **Rear Garden** which is laid to artificial grass with a patio area, gravelled borders and decking area, all fully enclosed by timber fencing. An external light and cold water tap are fitted.

Agent's Note:

The property is Leasehold and we understand the term of the lease is 119 years. The monthly rent payable is 218.00 and there is an annual service charge payable of approx. £31.09.

Council Tax Band A.



Kitchen



Lounge



Further Aspect



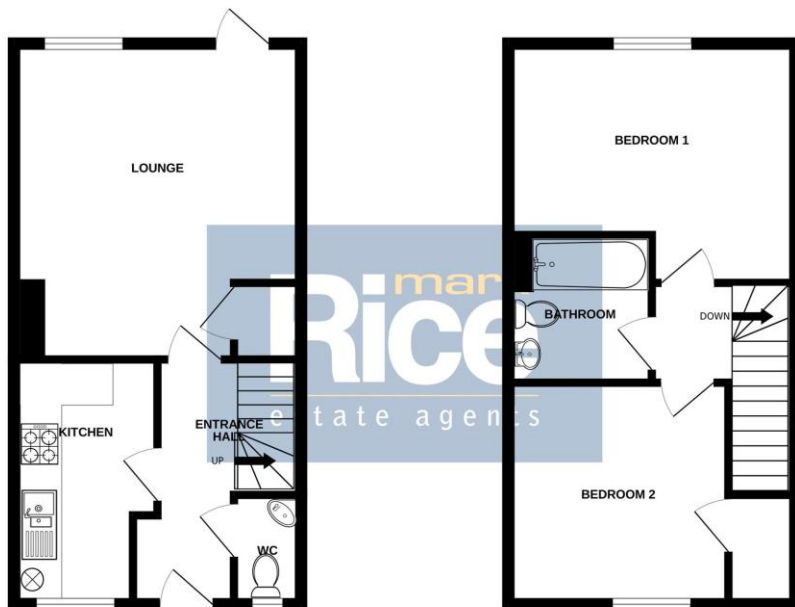
Bedroom 1



Bedroom 2

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



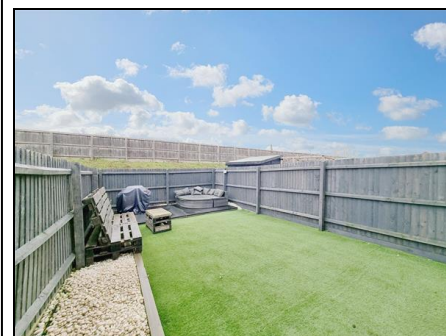
TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be taken 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.
Made with Metropix 02020



Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.

Reference 13/12/2025

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