

Electric Station Road, Sleaford, NG34 7QL



Asking Price £165,000 Freehold



A large two bedroom semi detached house in the heart of Sleaford comprising of: Hallway, bay fronted lounge, separate dining room, lean to Conservatory, kitchen, WC, large utility room, two double bedrooms one with a dressing area, large bathroom with shower over, private gardens, street parking on a no through road so lots of parking usually available, UPVC double glazing and gas central heating with radiators to all rooms, Council Tax Band: A, EPC rating: D

Accommodation



The property is entered through an upper glazed UPVC door, with outside light, letter box and key safe. There is a grey coloured 6 foot tall lockable gate leading to the rear of the property.

Hall 5'6" x 13'1"



Laminate flooring, carpeted staircase to 1st floor landing, walled mounted Worcester Boiler, cupboard housing the consumer unit, under stairs cupboard, coat hooks radiator, pendant lighting smoke alarm and programmable room thermostat.

Living Room 10'7" x 13'1"



Bay window with leaded glass to front elevation, laminate flooring, two radiators, dado and picture rails, two wall lights with a matching centre light on the ceiling,

Dining Room 10'7" x 13'1"



Laminate flooring, opening to kitchen pendant lighting patio radiator, French doors to lean-to conservatory.

Lean-to Conservatory.



Three top opening windows, electric sockets and lighting, the original outside tap, vinyl flooring, patio door at the end to rear garden.

Kitchen 10'9" x 6'11"



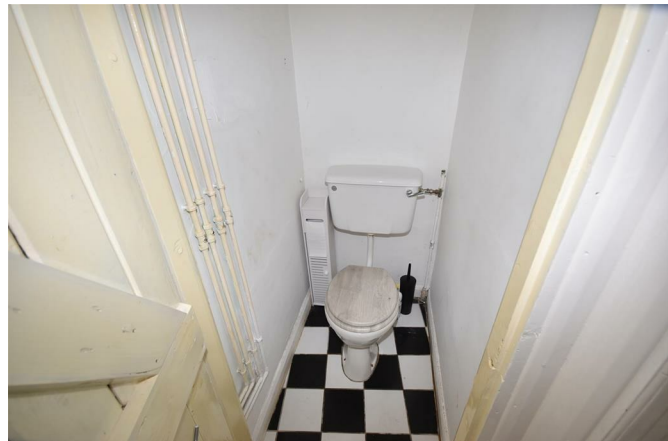
A leaded UPVC window to side elevation above the sink, tiled flooring, space for a freestanding electric cooker, wall and base units with block effect laminate worktops, single bowl stainless steel sink and drainer with mixer tap, space for a dishwasher, 4 spot light unit on ceiling,

Utility 12'7" x 6'11"



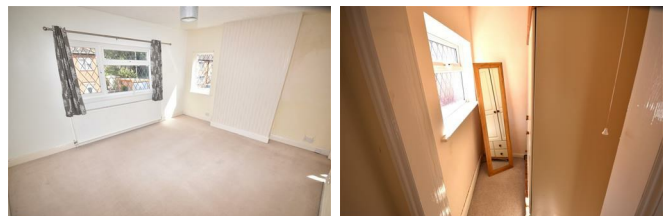
Wooden window to side elevation, tiled floor same as the kitchen, laminate worktop with 3 wall cabinets single bowl stainless steel sink with separate hot and cold taps, tiled splash-back, spot lighting, space and plumbing for many appliances.

WC



Off the utility room is a small WC with lighting.

Bedroom 1 10'11" x 13'1"



Windows to front and side elevation with leaded glass, carpeted flooring, pendant lighting, radiator, TV point, a dressing area with double wardrobe having an extra UPVC leaded window and pendant lighting.

Landing 16'9" x 6'7"



Storage cupboard, housing hot water cylinder, pendant lighting, radiator and carpeted flooring.

Bedroom 2 10'10" x 10'1"



Window with leaded glass to rear elevation, carpeted flooring, radiator and pendant lighting.

Bathroom 10'5" x 6'11"



A large bathroom with two Velux windows to a sloping ceiling, paneled bath with electric shower over, fully tiled floor to ceiling, close coupled toilet, sink with mixer tap and vanity unit underneath and mirror above, shaver socket and an enclosed light unit.

Front Aspect

The property has a dwarf wall at the front, low level wrought iron gate a picket fencing opening onto a concrete pathway leading down the left side and in front of the bay window.

Garden



Having paved slabs from the conservatory with a large lawn and an area that could be decked over and an outbuilding with wooden door.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the

dimensions carefully before ordering carpets or any built-in furniture.

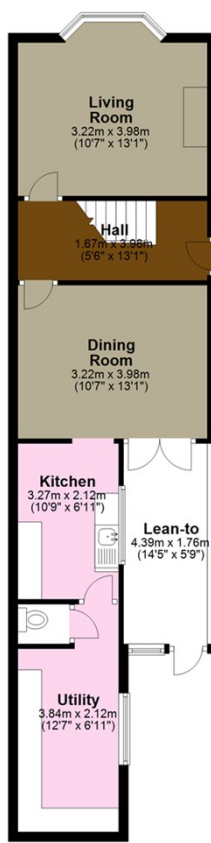
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

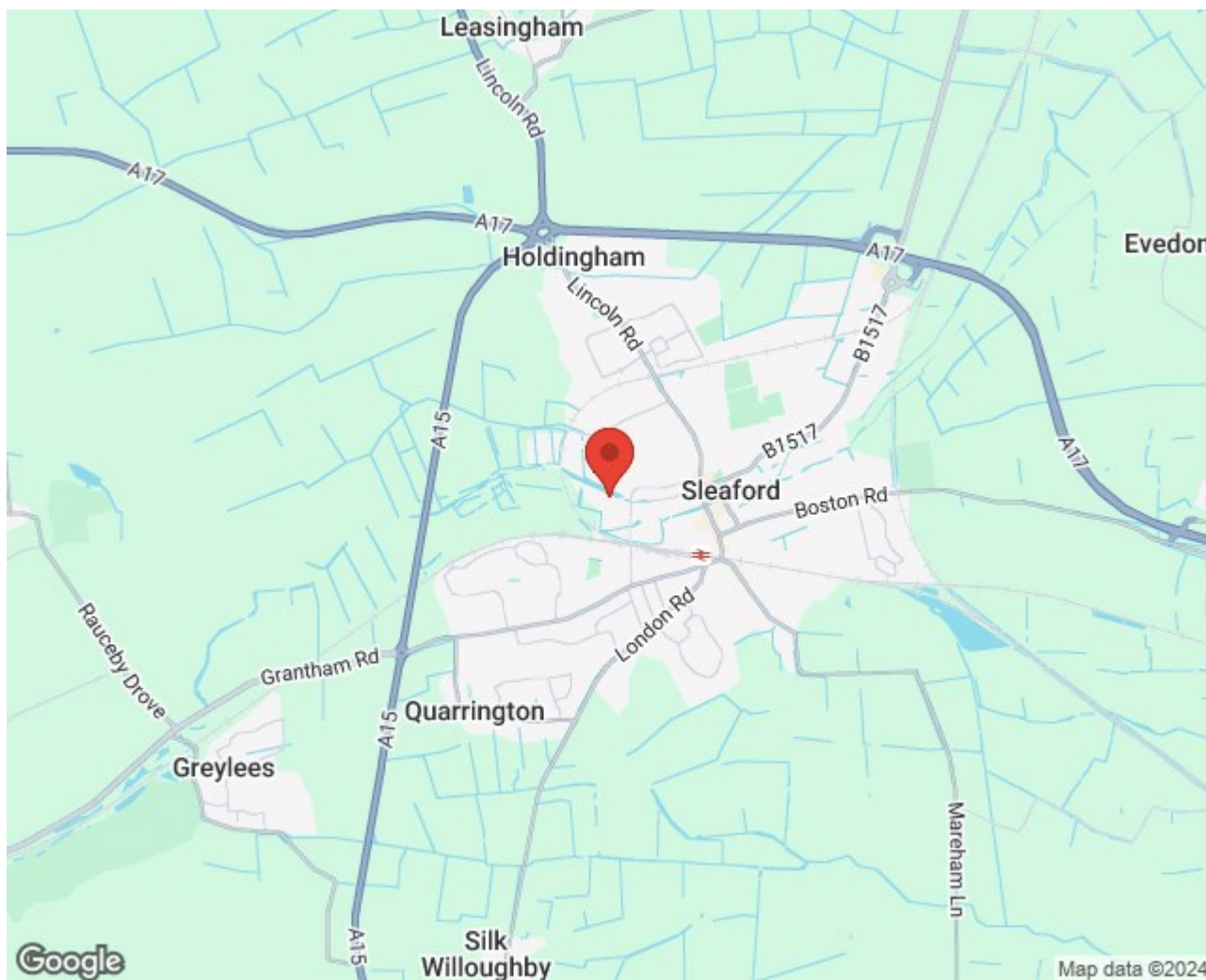
Ground Floor



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Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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