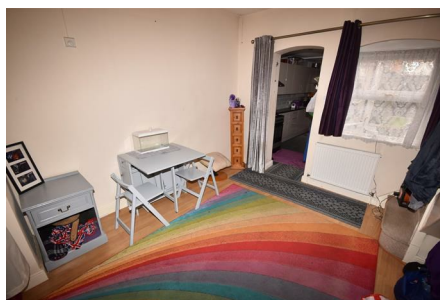


Castle Street, Sleaford, NG34 7QE



Offers Over £120,000 Freehold



****NO CHAIN**** A three storey mid terraced house positioned right in the heart of Sleaford being close to all amenities within easy walking distance. The property consists briefly of: Lounge with an opening into a large dining room, modern kitchen with gas cooker, a double and single bedroom on the first floor along with a large bathroom with shower over the bath, the 2nd floor has an attic conversion with two Velux windows (see notes), it has UPVC double glazing and gas central heating with radiators to all rooms. Outside has a shared passage way and a gated low maintenance rear yard with wooden storage shed.
Council Tax Band: A. EPC rating E.

BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Accommodation

The property is entered through an upper glazed UPVC door from the yard into the kitchen.

Lounge

11'6" x 11'10"



Window to front elevation, pendant lighting, electric fire with wooden surround, laminate flooring, electrics and consumer unit is in a high mounted cupboard.

Dining Room

10'10" x 11'10"



Window to rear elevation, laminate flooring, pendant lighting, room thermostat, stairs to 1st floor landing and large opening into the lounge.

Kitchen

14'9" x 5'3"



Ceramic tiled floor, window to side elevation and an upper glazed door to the bottom end of the kitchen, a range of dove grey gloss wall and base units with tiled splash-back, laminate worktops, freestanding gas cooker with stainless steel extractor hood above, laminate worktop with single bowl sink and mixer tap, plumbing for washing machine and space for two additional under counter appliances,

Landing

Laminate flooring, smoke alarm, radiator and pendant lighting.

Bedroom 1

11'6" x 9'6"



Window to front elevation, chimney breast, carpeted flooring and 3 spot light unit.

Bedroom 2 11'6" x 6'1"



Window to front elevation, carpeted flooring and spot light unit.

Attic Conversion 16'5" x 11'10"



Having been converted approx 30 years ago but with out planning permission and building control approval which can be applied for retrospectively if desired, Velux windows with built in blinds to front and rear elevations, large storage cupboard, carpeted flooring and wall lighting.

Bathroom



Frosted tilt and turn window to rear elevation, three piece suite comprising of paneled bath with mixer shower over and screen, close coupled toilet and sink with vanity shelf unit below, splash-back tiling, mirror and wall light with shaver socket, carpeted flooring, 3 spot light unit, airing cupboard with small electric heater for drying clothes, an additional cupboard housing the Worcester combi boiler.

Rear Yard



A small yard accessed through a wide wooden gate from the passageway laid to block and concrete with a raised paved area and a wooden shed.

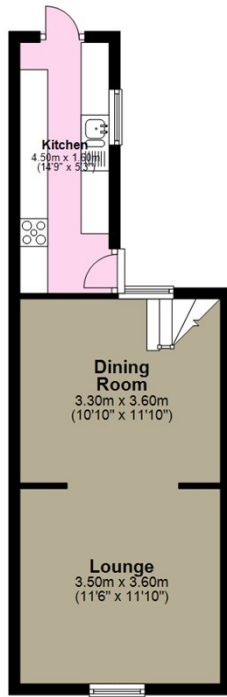
Financial Services

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.

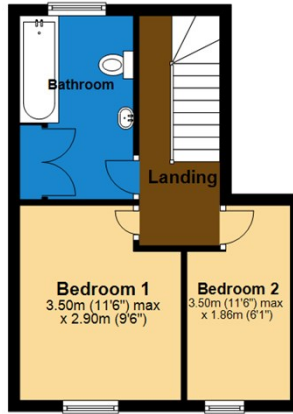
Disclaimer 1

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.

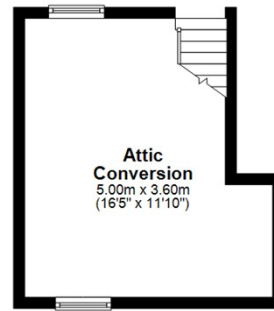
Ground Floor



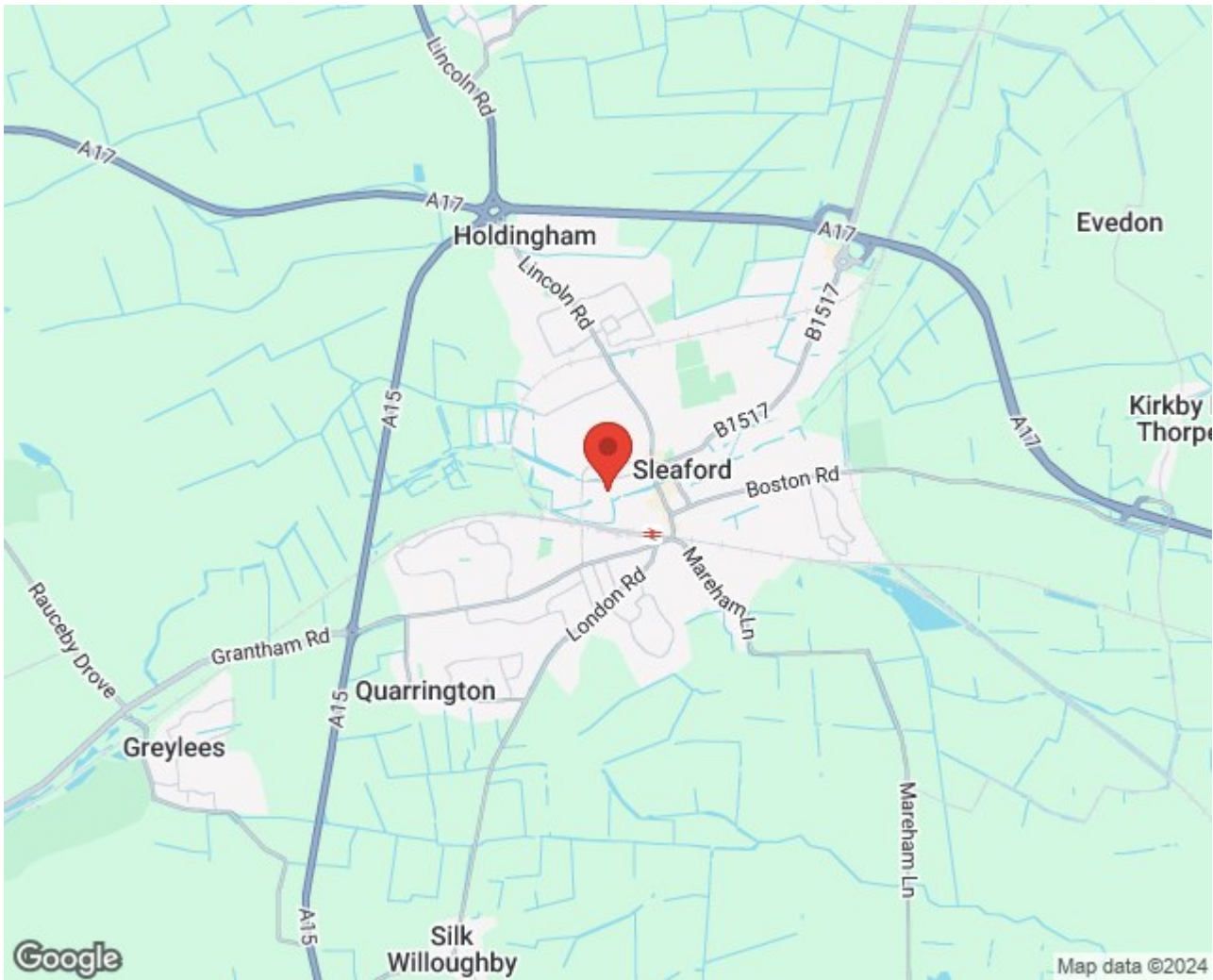
First Floor



Second Floor



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
Plan produced using PlanUp.



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		
	50	82
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	