

York Road, Sleaford, Lincs NG34 8UA



Asking Price £179,950 Freehold



**\*\*NO CHAIN\*\*** This property is situated in a sought after location close to local amenities. It is in need of modernisation but offers good sized accommodation comprising of Entrance Hallway, Lounge, Inner Hallway, Kitchen, Three Bedrooms, Bathroom, Single Garage and Gardens to front and rear. There is ample off road parking and the property is fully double glazed and has gas central heating. EPC rating is C and Council Tax Band C.

## Accommodation

The property is entered through a composite door into the entrance hallway.

## Entrance Hallway

Having a built in storage cupboard and door through to the lounge.

## Lounge

16'8" x 11'1"



A good sized lounge with a brick built fireplace and marble effect hearth.

## Kitchen

10'0" x 8'6"



Having a range of wall and base units with worktop over, one and half bowl stainless steel sink with mixer tap, oven, electric hob with extractor over, tiled splashbacks, tiled flooring and side exit door leading to the driveway and garage. There is a built in storage cupboard housing the Worcester boiler.

## Bedroom One

11'9" x 8'6"



## Bedroom Two

11'1" x 9'2"



## Bedroom Three

8'6" x 8'6"



Having a built in storage cupboard.

## Bathroom



Having a fitted suite comprising of shower cubicle with electric shower and mermaid boarding, panelled bath, pedestal wash hand basin, W.C., tiled flooring and fully tiled walls.

## Outside Front

The front garden is mainly laid to lawn with a shrubbed area, concrete driveway with parking for 2/3 vehicles leading to the garage.

## Garage 15'1" x 9'0"

Having an up and over door, lighting and power.

## Outside Rear



A good sized garden which is fully enclosed having flower boards, paved patio area, water butt and a summerhouse.

## 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.

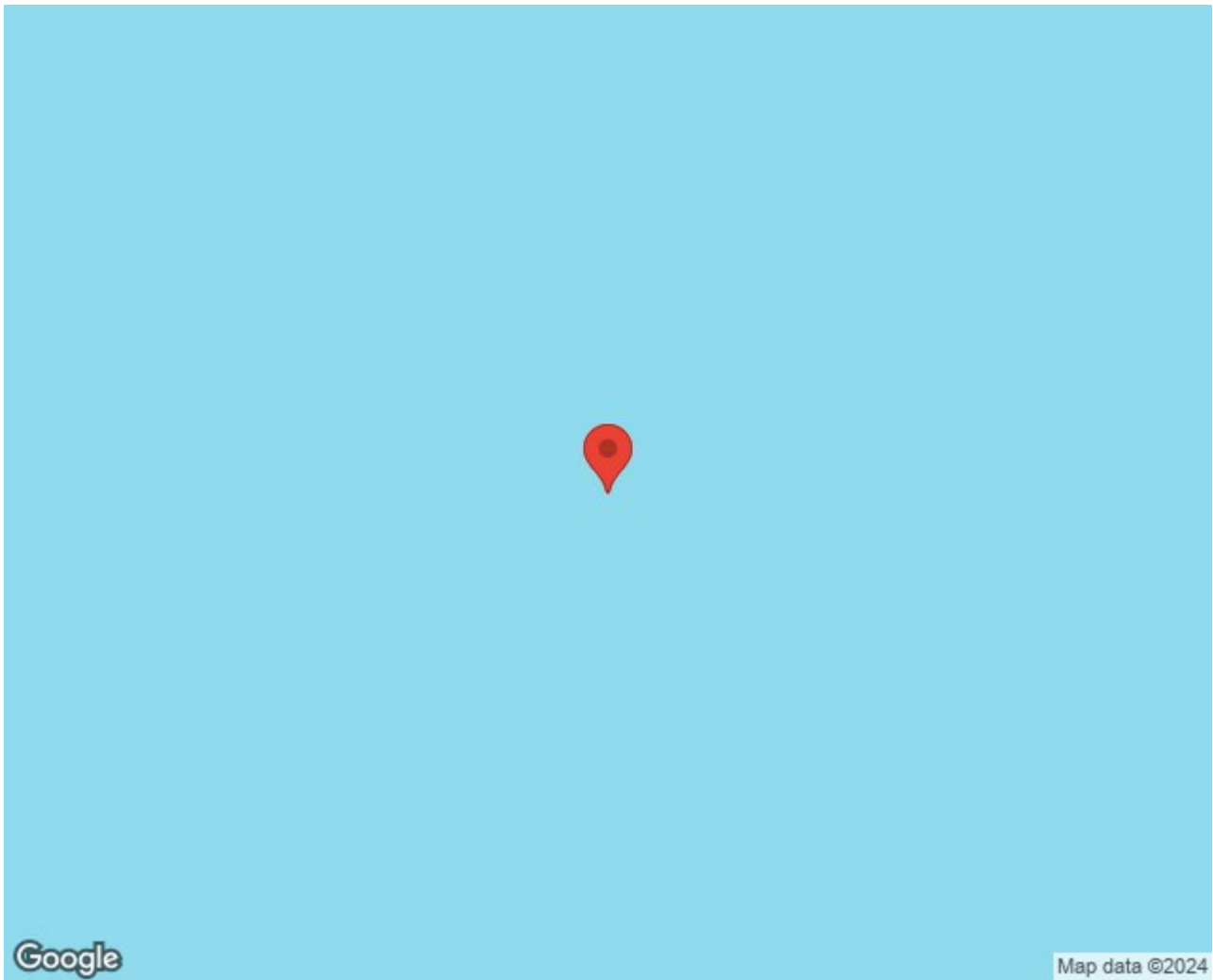
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

Ground Floor



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">88</span>  <span style="font-size: 2em;">71</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	