

Buttler Way, Sleaford, NG34 7PA



Asking Price £120,000 Freehold



****NO CHAIN**** A 3 bedroom mid terraced house in the heart of Sleaford, within 5 minute walk to the main shops and amenities. The property would make an ideal first time buyer or BTL investor as requires some modernization internally but offers good sized rooms, currently offering: Living room with fire place, good sized kitchen/diner, leanto/garden room, two doubles and one single bedroom, good sized bathroom. It has gas central heating and UPVC double glazing, EPC Rating: B due to having 13 solar panels on the roof, Council Tax Band: A.

Accommodation

The property is entered through a UPVC door into the small entrance.

Hall

Stairs to first floor landing which are carpeted, laminate flooring with opening to living room on the right.

Living Room

15'7" x 14'7"



Window to front elevation with double radiator underneath, laminate flooring, dado rail, fireplace opening with marble hearth and back with a wooden mantle piece.

Kitchen/Diner

7'10" x 17'10"



Window to rear elevation above sink, vinyl flooring, wall and base units with laminate worktops, freestanding electric cooker, dishwasher, space for tumble dryer and fridge freezer, a UPVC door (needs glass) to lean to and storage area with shelves at the dining end.

Lean-to

7'2" x 14'4"



Window to rear elevation, radiator, laminate floor, polycarbonate roof, wall lights, door to utility cupboard and wooden back door to rear garden.

Utility cupboard

5'2" x 3'1"

Washing machine plumbing and shelf and vent for tumble dryer on top.

Landing

Storage cupboard, laminate flooring, radiator and loft access.

Bedroom 1

11'5" x 9'1"



Window to front elevation with radiator underneath, laminate flooring and pendant lighting.

Bedroom 2
12'6" x 9'1"



Window to rear elevation with radiator underneath, no floor covering just floor boards currently and pendant lighting.

Bedroom 3
8'2" x 8'5"



Window to front elevation with radiator underneath, floating shelves, pendant lighting and laminate flooring.

Bathroom
5'7" x 7'10"



In need of modernization but has two frosted windows to rear elevation, radiator, paneled bath with non working electric shower over bath with fully tiled enclosure to two elevations,, pedestal sink, close couple toilet, but a good size and could be nice once re-modeled.

Outside



The front garden having a dwarf wall separating the pavement, garden being laid mainly to lawn with a flower bed in front of the window and a concrete path leading to front door. The rear garden has a small patch of lawn, a galvanized metal shed and some paving and slate areas.

On the roof are 13 solar panels providing reduced electricity bills for the property and an A rated EPC. We believe these to be leased, but do check with the agent.

Financial Services

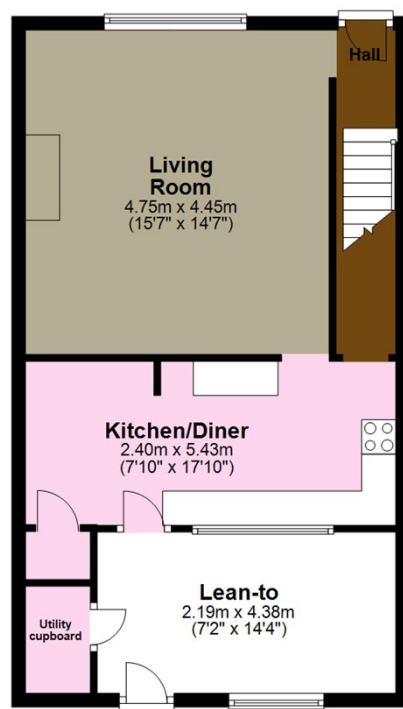
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage 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.

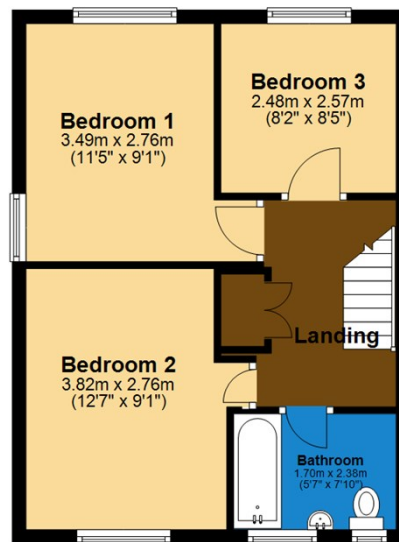
Disclaimer 1

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.

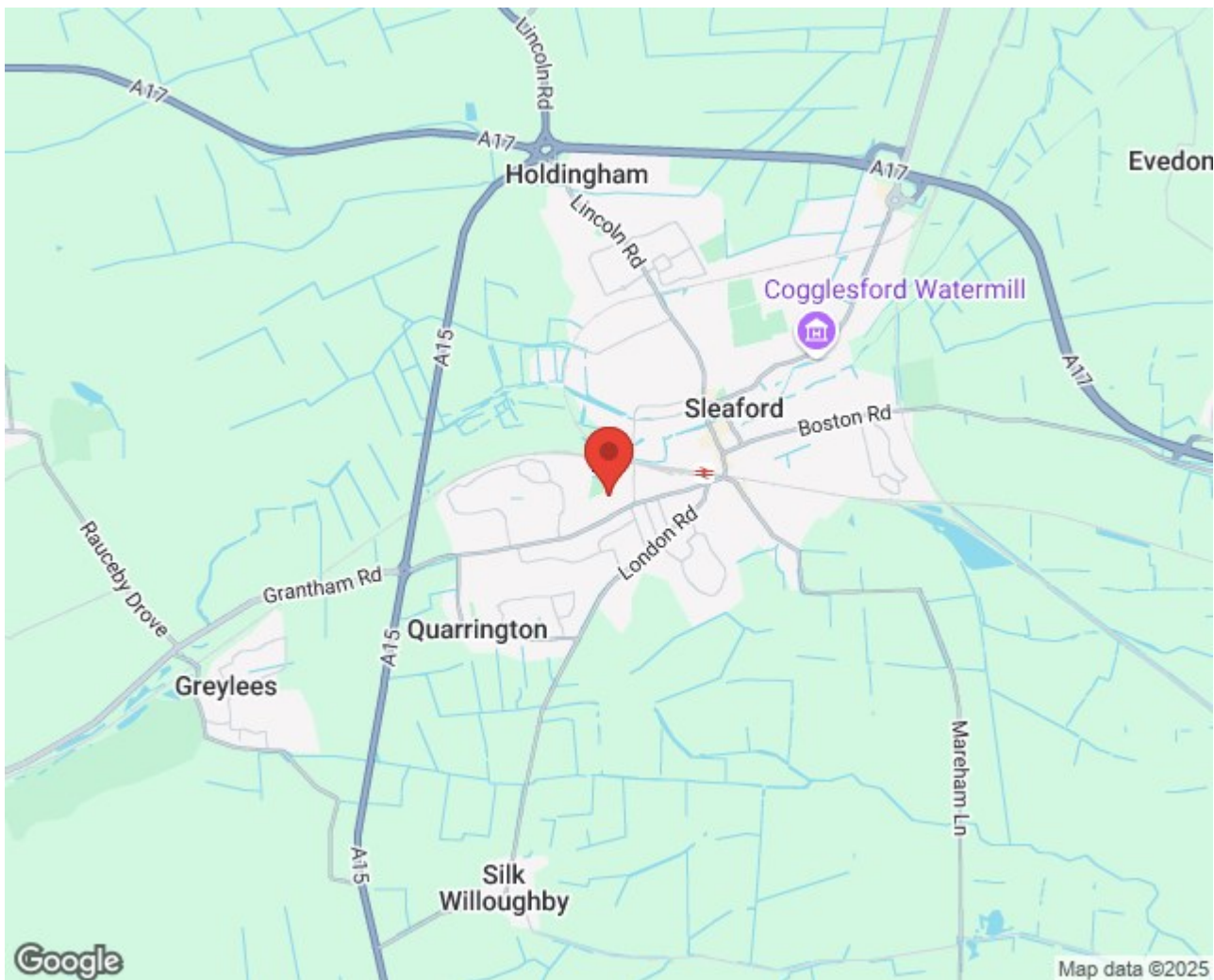
Ground Floor



First Floor



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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		
England & Wales	EU Directive 2002/91/EC	

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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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