BELVOIR!

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

Kinross Road, Sleaford, NG34 8GF

Asking Price £215,000 Freehold

NO CHAIN - ideal for buyers looking for a quick purchase and viewing is highly recommended to appreciate the spacious flexible living arrangement options and the great views over the bandstand area.
A modern three storey terrace town house located on the popular development of Greylees. The accommodation comprises of four Bedrooms three of which have an en-suite, lounge/diner, kitchen/breakfast room, utility room and a single garage. The property is fully UPVc double glazed with gas central heating. EPC rating is C and Council Tax Band is C.

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

Entrance Hallway

A good sized hallway with understairs storage cupboard, laminate flooring, smoke alarm, electric consumer unit and thermostat heating control.

Bedroom Three
11'10" x 8'5"

Having a window to the front elevation and door into en-suite shower room.

Bedroom Four
11'1" x 9'2"

Having patio doors out to the garden and laminate flooring.

Shower Room

Having a double shower cubicle with mains fed shower, pedestal wash hand basin, close coupled W.C., shaver point, partially tiled walls and vinyl flooring.

Utility Room
7'8" x 6'5"

Entered from the hallway through a part glazed door this room has wall and base units with rolled edge worktop over, boiler, space and plumbing for washing machine, space for tumble dryer, partially tiled walls, extractor, vinyl flooring and rear half glazed exit door into the garden.

Landing
Having laminate flooring.

Lounge/Diner (L Shaped)
17'1" x 16'1"

Having double glazed patio doors leading onto the Juliette balcony with great views over the bandstand area, feature window, T.V. point, Openreach point and laminate flooring.

Kitchen/Breakfast Room
15'9" x 10'4"

Having a range of wall and base units with rolled edge worktop over, partially tiled walls, dishwasher, gas hob with extractor over, double electric oven, space for fridge/freezer, one and half bowl stainless steel sink with mixer tap and vinyl flooring.

Landing
Having a built in airing cupboard housing the water pressure tank and smoke alarm.

Master Bedroom

En-Suite Bathroom

Bedroom Two
10' x 9'8"

Having a double built in wardrobe with hanging and shelf and a T.V. point.

En-Suite

Outside Front

To the front of the property there is a small garden area with lawn and shrubs, slabbed pathway leading to the front entrance door and an outside storage cupboard.

Outside Rear

A fully enclosed rear garden with rear access gate leading to the garage, paved patio an area of artificial grass.

Views

Beautiful views from the Juliette balcony and master bedroom windows.

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

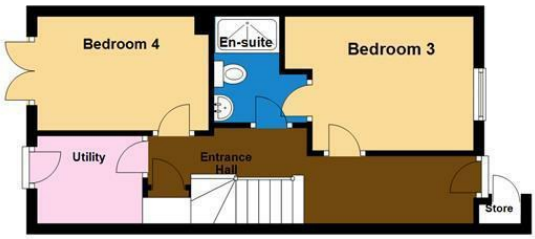
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.

Other Information.

There is an annual maintenance charge currently payable to Encore Estates and the amount for this year was £367.22.

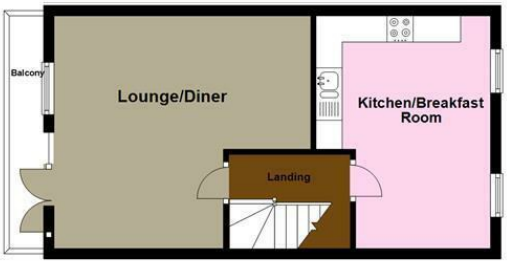
Ground Floor

Approx. 22.8 sq. metres (245.8 sq. feet)



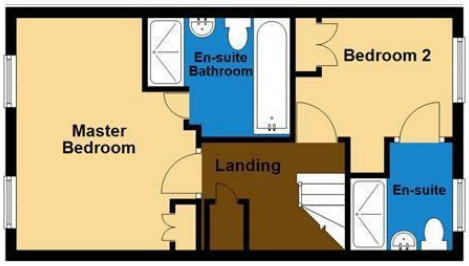
First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)

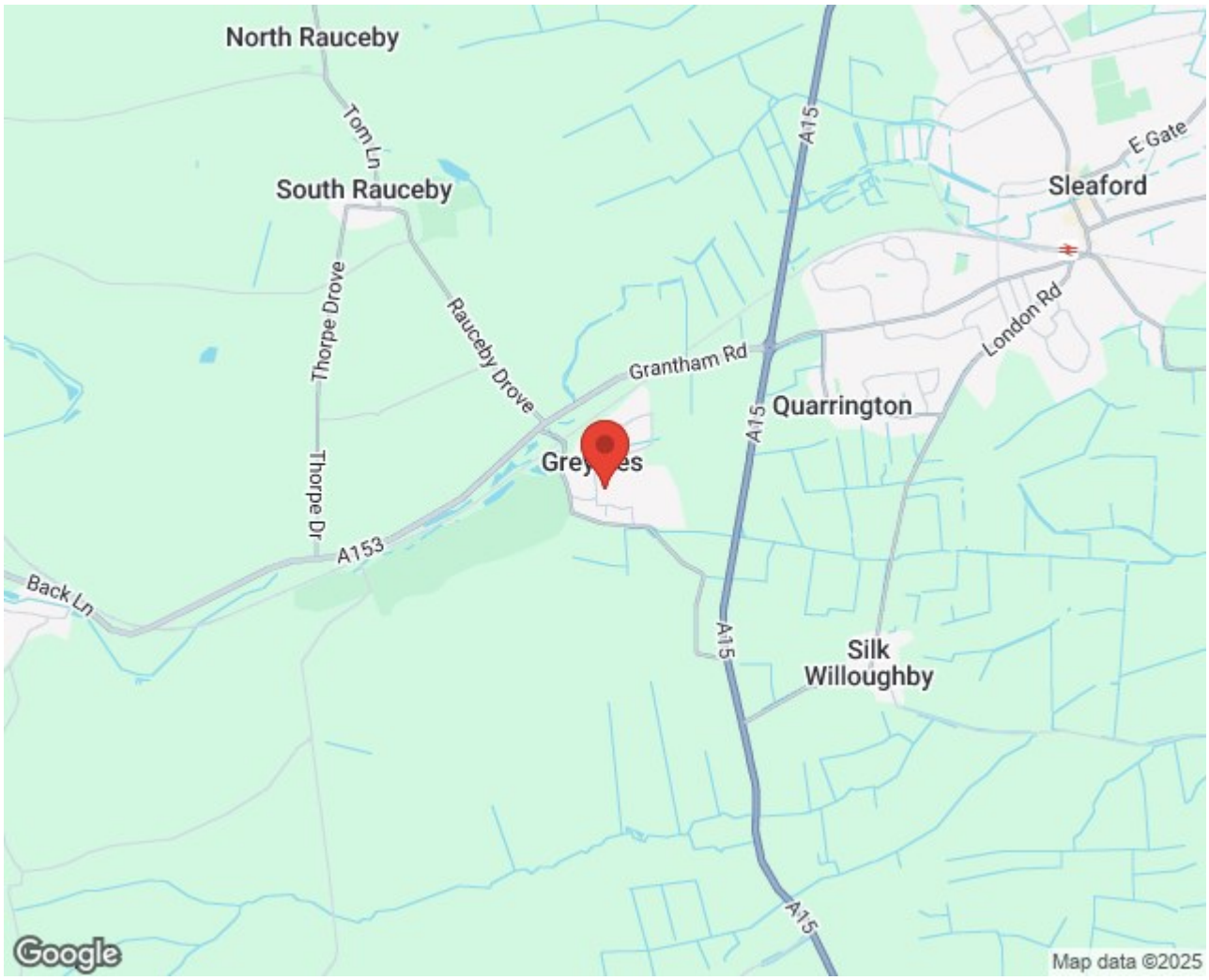


Second Floor

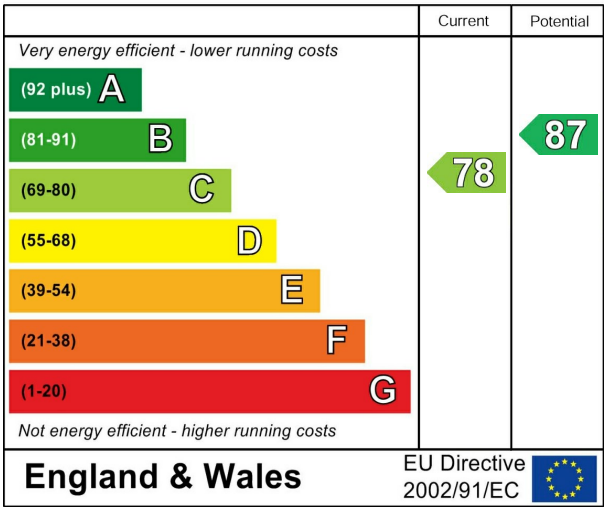
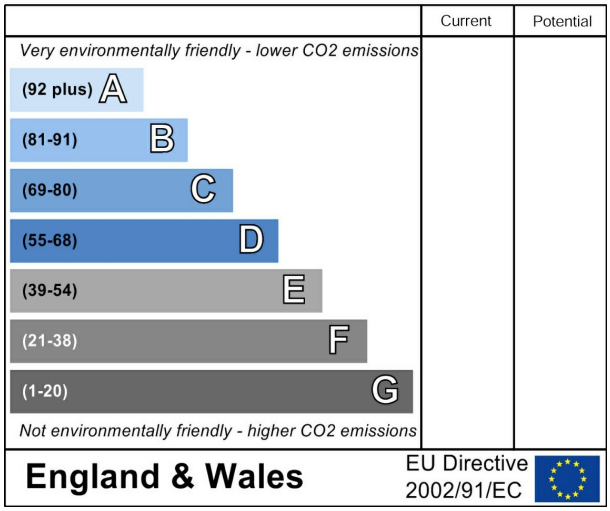
Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)



Energy Efficiency Rating



Environmental Impact (CO_2) Rating