

Thomas Street, Sleaford, NG34 7QD



Asking Price £120,000 Freehold



****NO CHAIN**** on this lovely two bedroom Victorian cottage in the heart of Sleaford Town Centre providing easy access to all its shops and amenities. The property has been sympathetically renovated and modernised retaining lots of it's original character, having undergone a complete redecoration throughout and offers original features such as wooden doors with latch handles, high ceilings and original cupboards. The property consists of: Lounge, Dining Room, Kitchen, Shower Room, two Double Bedrooms and outside patio area. The property is gas central heated with radiators to all rooms and has UPVC double glazing throughout. EPC rating: D Council Tax Band: A.

Accommodation

The property is entered via a UPVC panelled door into the lounge.

Lounge

12'3" x 11'7"



Having laminate flooring and a wall mounted electric fire on the chimney breast which has built in storage cupboards either side.

Dining Room

11'7" x 10'5"



Having the same laminate flooring as the lounge, a built in storage cupboard next to the chimney breast with shelving, an understairs storage cupboard and a door to the stairs.

Kitchen

10'9" x 4'10"



Entered through an archway from the dining room. The kitchen has wall and base units with worktop over, tiled splashbacks, built in electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, tiled flooring, space for tall fridge freezer, space and plumbing for washing machine and a velux window to the ceiling making the kitchen a nice bright room.

Shower Room

7'1" x 6'10"



A double shower cubicle with electric shower and Mermaid boarding, close coupled W.C., pedestal wash hand basin, tiled flooring, extractor fan, ceiling spot light fitting and combi boiler.

Landing

An enclosed stairway giving access to both bedrooms and having a smoke alarm.

Bedroom One

11'10" x 11'9"



To include the free standing wardrobe.

Bedroom Two

10'5" x 9'0"



Having a built in storage cupboard with shelves and hanging rail and loft hatch to the ceiling.

Outside Rear



There is a rear courtyard area with a gate giving side access to the passageway.

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.

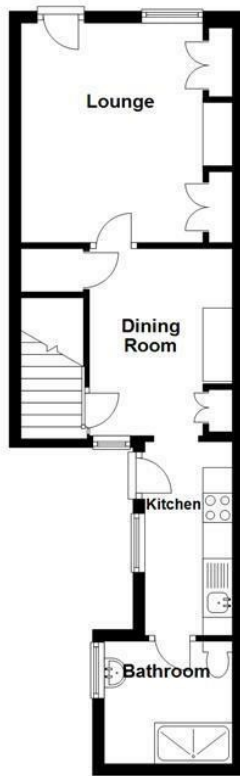
Disclaimer 1

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

Approx. 38.1 sq. metres (388.9 sq. feet)



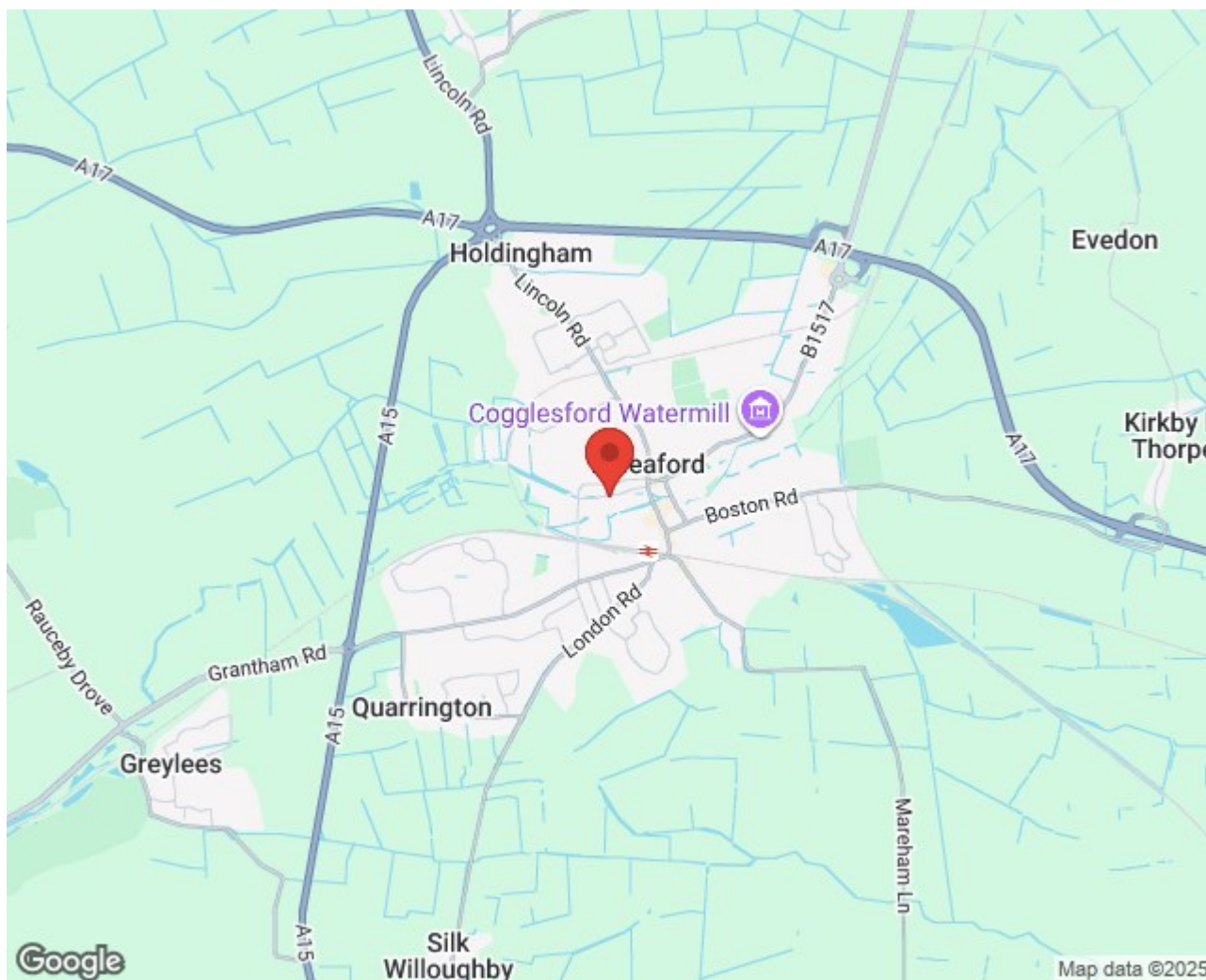
First Floor

Approx. 24.2 sq. metres (260.0 sq. feet)



Total area: approx. 60.3 sq. metres (648.8 sq. feet)

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		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	