

Albion Terrace, Sleaford, Lincolnshire, NG34 7EY



Asking Price £157,500 Freehold



A modernised 3 Bedroom mid-terraced house beautifully presented consisting of Lounge, separate dining room with fire place, modern fitted kitchen including many appliances, ground floor shower room and a separate family bathroom upstairs, two double bedrooms with wardrobes and one single bedroom, low maintenance rear yard with a shed, it has UPVC double glazing and gas central heating with radiators to all rooms.

Would be an ideal family home or as a BTL investment opportunity.

Location Location Location

The property is located right in the heart of Sleaford giving access to all the shops and businesses in the town centre right on your doorstep, one could happily live here without the need for a car as the railway station is only a 5 minutes walk away.

Accommodation

The property is entered through a UPVC door.

Dining Room 10'1" x 13'1"



Window to front elevation, fire place with electric fire, carpeted flooring and pendant lighting.

Hall

Stairs to first floor landing.

Living Room 9'0" x 13'1"



Window to rear elevation, storage cupboard under the stairs, carpeted flooring and pendant lighting, door to kitchen.

Kitchen 12'2" x 7'10"



Two windows to side elevation and an upper glazed UPVC door to rear yard, slate grey tiled flooring, a range of white gloss wall and base units, laminate worktop with matching up-stands, built-in electric oven, 4 ring gas hob with stainless steel extractor hood above, one and half bowl sink with mixer tap having integrated pressure hose attachment, spot lighting on the ceiling, plumbing for washing machine, fridge freezer and slimline dishwasher is to remain and is included in the sales price.

Ground Floor Shower Room 4'2" x 7'10"



Window to side elevation with frosted glass, corner shower cubicle fully tiled with a bar mixer shower, pedestal sink, close coupled toilet, slate grey tiled flooring, extractor fan and spot lighting.

Bedroom 1
11'7" x 13'1"



Window to front elevation, carpeted flooring, pendant lighting and two single wardrobes.

Landing

A long landing with one step down just before the bathroom with doors to 3 bedrooms and family bathroom, loft hatch, pendant lighting and double radiator.

Bedroom 2
6'7" x 16'10"



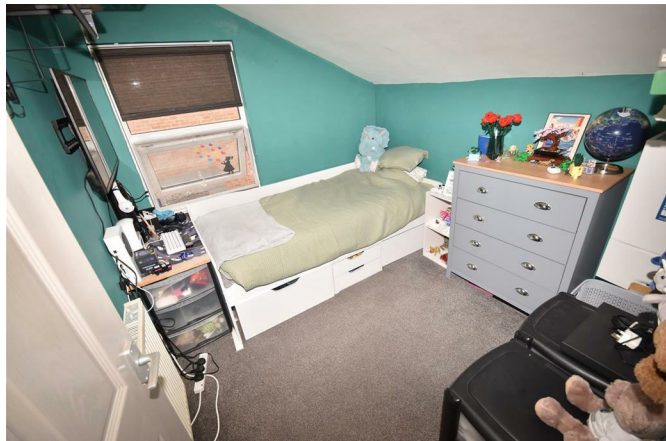
Window to rear elevation, carpeted flooring, pendant lighting and a single wardrobe.

1st Floor Bathroom
8'6" x 4'11"



Window to side elevation, paneled bath with one row of tiles above, pedestal sink with separate hot and cold taps and tiled splash-back,, close-coupled toilet, vinyl flooring, sloping ceiling with spot lighting on a track.

Bedroom 3
8'7" x 7'10"



Window to rear elevation, sloping ceiling, carpeted flooring , pendant lighting, the boiler is located in this room.

Outside



A low maintenance two zoned yard all laid to concrete and pavers separated by a low picket fence with the bottom section having a wooden shed and access along the back of neighbouring properties either side - providing bin access,

Disclaimer 1

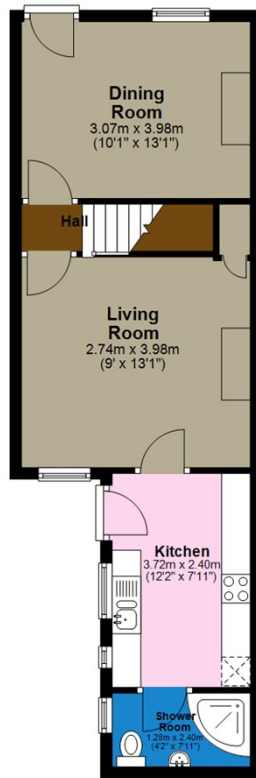
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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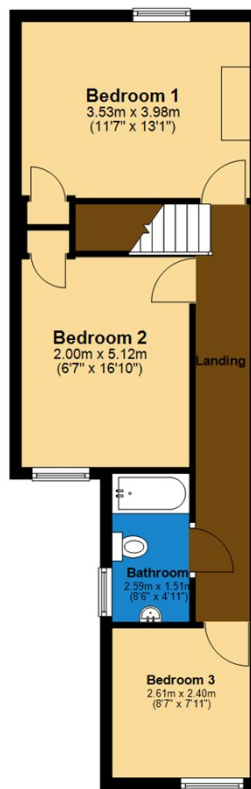
Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



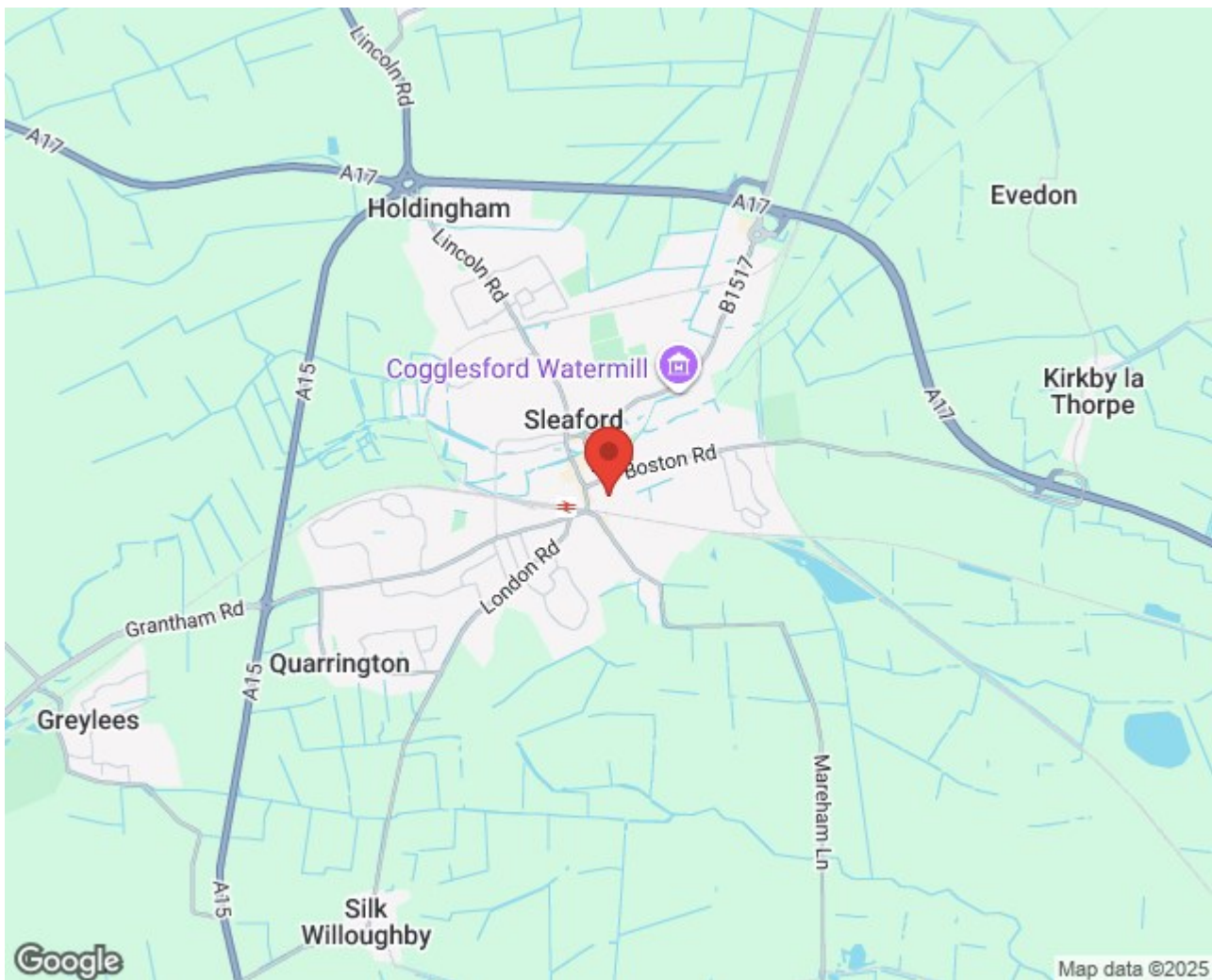
First Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

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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		
	64	86
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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