



Berkeley Court, Sleaford NG34 7TT

welcome to

Berkeley Court, Sleaford

Over 55's flat overlooking the River Sleat, in the heart of central Sleaford. Boasting no onward chain and spacious accommodation throughout. No pets allowed. Early and internal viewings are highly recommended.



Entrance Hall

Being approached via a front door, having stairs rising to the first floor with further door to:

Inner Hall

Having two storage cupboards storage heater and access to a large fully boarded attic with lighting and drop down ladder.

Lounge

20' 4" x 13' 1" (6.20m x 3.99m)

Featuring a fireplace with fire and surround, storage heater, three windows to the front and further window to the side, all with views over the River Slea.

Kitchen

10' 5" x 8' 1" (3.17m x 2.46m)

Fitted with a range of wall and base units, pull down shelving in the overhead kitchen cupboards allowing easy access, work surfacing over, tiled splashbacks, stainless steel sink with mixer tap, built-in eye level oven, hob, extractor, plumbing for dishwasher, plumbing for washing machine, spotlights and window to the side.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Having a fitted double wardrobe with bifolding doors, storage heater and two windows to the rear.

Bedroom One

11' 11" x 9' 6" (3.63m x 2.90m)

There are fitted wardrobes, storage heater and two windows to the rear and side.

Bathroom

Fitted with a suite comprising of a jacuzzi style bath with shower over, pedestal wash hand basin with mixer tap, WC, heated towel rail, spotlights and window to the side.

Outside

There is a gravelled area and potential of an allocated parking at an annual cost.



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welcome to

Berkeley Court, Sleaford

- Over 55's
- Two double bedrooms
- River views
- Lounge diner
- Popular location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111965 - 0005

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