



Mareham Lane, Sleaford
£165,000



£165,000

- Terraced House
- Two Double Bedrooms
- Recently Renovated by the Current Owner
- New Bathroom
- New Kitchen
- Large Rear Garden
- Freehold
- EPC Rating: E
- Council Tax Band: A



This Immaculately Presented Two Double Bedroom Terraced House has been fully renovated by the current owner and is situated within close walking distance of Sleaford Town Centre. Benefitting from a newly fitted Kitchen and Bathroom, generous sized rooms throughout and a large rear garden, internally further comprising; Lounge Diner, Kitchen, Two Double Bedrooms and Family Bathroom. The property has been replastered throughout, new boiler, new electrics throughout and a new damp proof course installed.

An early viewing is highly recommended to fully appreciate the standard, size and location of property on offer.

Lounge Diner

5.19m x 4.88m (17'0" x 16'0")

With original tiled flooring and feature original open fire Place, TV point, BT point, windows to front and rear aspect, understairs storage and radiator.

Kitchen

3.06m x 3.36m (10'0" x 11'0")

Modern kitchen featuring a range of base and eye level units with work surface over, inset one and a half composite sink with mixer tap, 4 burner electric hob with extractor hood over, double eye level integrated oven, integrated fridge freezer, space for slimline dishwasher, tiled flooring, part glazed entrance door, window to side and radiator.

Utility

3.06m x 1.83m (10'0" x 6'0")

Having base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, one and a half sink with drainer, low level wc, tiled flooring, window to side aspect and extractor fan.



Landing

Having stairs taken from the lounge and radiator.

Bedroom One

5.55m x 3.06m (18'2" x 10'0")

With feature original fire Place, x2 windows to front aspect, over stairs storage cupboard and radiator.

Bedroom Two

3.06m x 3.36m (10'0" x 11'0")

With window to rear garden and radiator.

Family Bathroom

Modern bathroom featuring panelled bath with mains fed shower and rain effect head over, pedestal hand wash basin set in vanity unit with cupboard under, low level wc, tiled flooring, extractor fan, window to rear aspect and chrome heated towel rail.

Outside

The large rear garden is currently being landscaped by the current owner, a new patio area to be laid, options for turf/seed/gravel upon request, further fenced area to the rear with a timber shed, side access to the front of the property outside tap and fencing.

Agents Note

These are draft particulars awaiting vendor approval.

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 or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

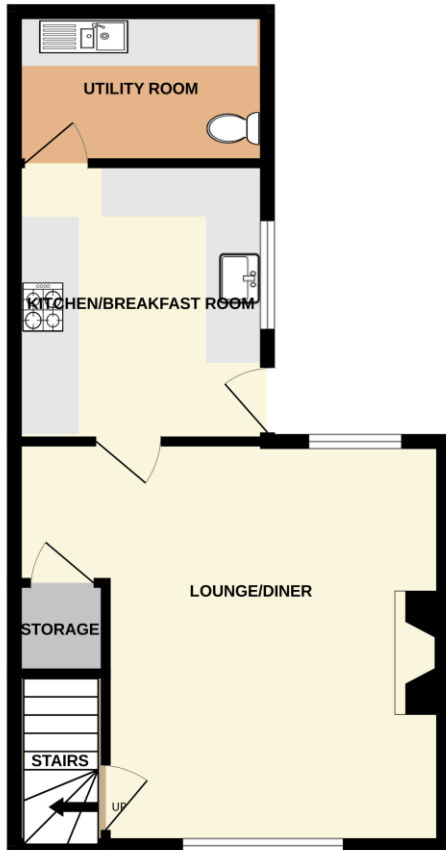
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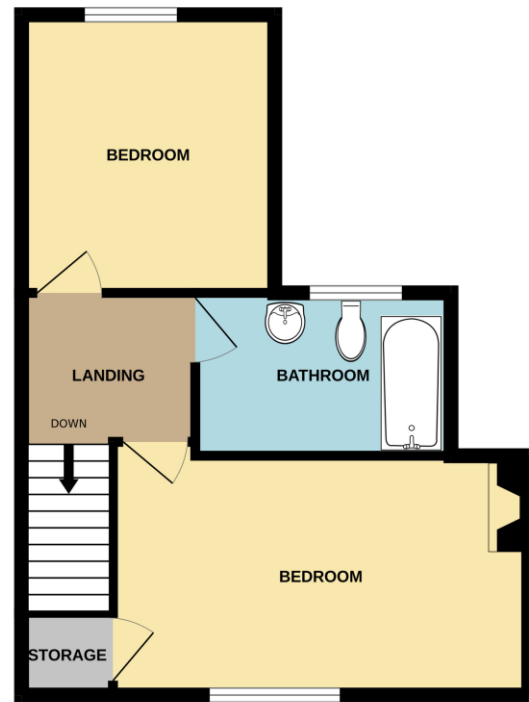


Floorplan

GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



MAREHAM LANE, SLEAFORD, NG34 7LA

TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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