



Boston Road, Sleaford  
£110,000



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- Terraced House
- One Bedroom
- Recently Renovated
- Town Centre Location
- Grade II Listed
- Rear Courtyard
- Freehold
- EPC rating Exempt
- Council Tax Band A



Offered for sale with NO ONWARD CHAIN is this One Bedroom Grade II Listed Terraced House in Sleaford Town Centre. Being recently renovated by the current owner, internally the property comprises; Utility Area, Kitchen, Lounge, One Bedroom and Shower Room. An early viewing is highly recommended to fully appreciate the location and finish of property on offer.

### Utility Area

Having part glazed entrance door, combi boiler only 2 years old, space and plumbing for washing machine and window to rear aspect.

### Kitchen

3.56m x 2.52m (11'8" x 8'4")

Having a range of base and eye level units with work surface over and inset sink drainer unit, new flooring, space for freestanding cooker, space for fridge, stairs leading to 1st floor, window to rear aspect and radiator.

### Lounge

3.56m x 3.61m (11'8" x 11'10")

Having fire place with space for Log Burner (Log Burner in photo not included in sale), TV point, BT point, window to front aspect, timber door to front aspect and radiator.

### Bedroom

3.56m x 3.58m (11'8" x 11'8")

With window to front aspect, new flooring and radiator.



### Shower Room

Newly Fitted Shower Room with double walk in mains fed shower, new flooring, hand wash basin, low level wc, radiator, extractor fan and window to rear aspect.

### Outside

The rear garden provides a paved courtyard with with fencing surround, two brick storehouses, shared passage way leading to front.

### 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.

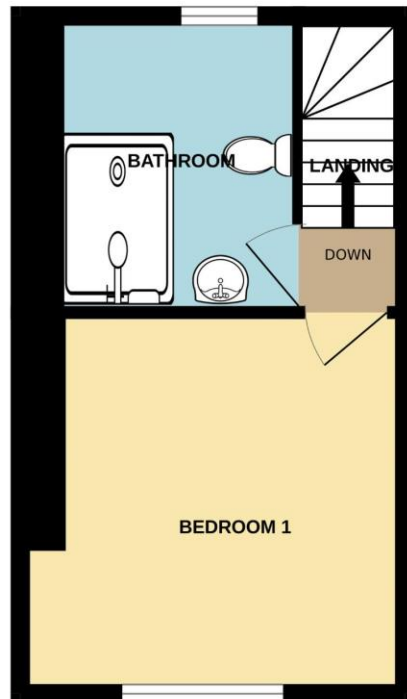
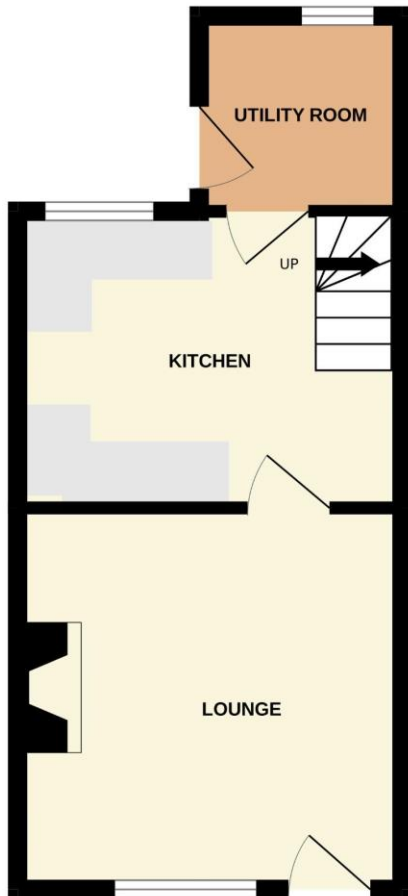
### Financial Services

As part of our continued commitment to providing the best advice to all 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

# Floorplan

GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 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.



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk