



Eastgate, Sleaford  
£125,000



- Town Centre Location
- Converted LUXury Apartment
- Two Double Bedrooms
- Second Floor
- Open Plan Kitchen Living Area
- Allocated Parking
- Leasehold
- EPC rating D
- Council Tax Band A





Located in Sleaford Town [centroxy.clark@live.co.uk](mailto:centroxy.clark@live.co.uk), formally known as Laundon House. On the 2nd floor of the building, with flexible living accommodation of two double bedrooms, open plan kitchen / living areas with a good size shower room. The property benefits from two useful storage areas and electric heating, with an allocated parking space to front. An early viewing is highly recommended.

### Entrance

With access taken from the main stairwell.

### Kitchen / Living Area

5.11m x 6.48m (16'10" x 21'4")

Fantastic immaculately presented open space, the kitchen area comprising of a range of base and eye level units, sink with drainer and mixer tap, integrated oven with electric hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge and Velux window to side. The Lounge Diner area offers a TV and BT point, Velux window to side, window to side, generous sized storage cupboard and electric radiator.

### Bedroom 1

3.43m x 3.58m (11'4" x 11'8")

With electric radiator and window to front aspect.

### Bedroom 2

2.77m x 3.63m (9'1" x 11'11")

Currently used as a snug, with TV point, access to under eaves storage, electric radiator and part glazed door to fire exit.



### Shower Room

1.68m x 3.07m (5'6" x 10'1")

Modern suite comprising electric corner shower cubicle, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail, Velux window to side and extractor fan.

### External

The property comes with one allocated parking space.

### Agents Note

There is currently 195 years left to run on the lease. The current management charge is circa £1200 per annum.

### Agent Notes

These are draft particulars awaiting vendor approval.

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# Floorplan

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.

