



Eastgate, Sleaford
£155,000



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Leasehold

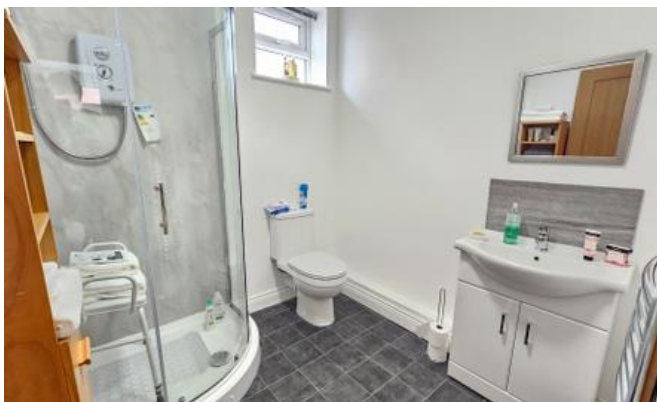
£155,000



Key Features

- Ground Floor Apartment
- Two Bedrooms
- Immaculately Presented Throughout
- Open Plan Living
- Allocated Parking Space
- Town Centre Location
- EPC rating D
- Council Tax Band A





Immaculately presented 2 Bedroom ground floor apartment located in the town centre, Situated to the rear of the Laundon House Building on Eastgate. Comprising of entrance in to the open plan lounge / kitchen, 2 bedrooms and shower room with allocated parking and private gardens. Benefitting from electric heating and double glazing and new venetian blinds throughout. A viewing is highly recommended.

Entrance

Via glazed composite door to open plan lounge / kitchen.

Kitchen

2.37m x 3.1m (7'10" x 10'2")

With range of base units in pale grey with matt wooden style worktop over with matching upstands and stainless steel sink and drainer. With electric hob / oven and extractor over, space for washing machine, space for fridge freezer, microwave / halogen oven. Upvc window to the side elevation.



Lounge

4.47m x 4.26m (14'8" x 14'0")

Open plan lounge to kitchen.. comprising of fireplace with electric fire, Upvc window the front elevation,

Hallway

Comprising of flooring and radiator with coat hooks.

Bedroom 1

2.46m x 4m (8'1" x 13'1")

Double size accomodation with Upvc window to the side elevation and Upvc French Doors to the rear.

Bedroom 2

2.08m x 3.25m (6'10" x 10'8")

Large single size room with Upvc window to the rear elevation.

Bathroom

With Upvc window to the rear elevation, double quadrant shower cubicle, toilet and vanity wash hand basin. With heated towel rail.



External

With allocated parking space in private carpark area.

To the rear is a courtyard which is fully gravelled with small bistro style table and chairs.

Agents Note

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.

Financial Services

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.

Maintenance Charge

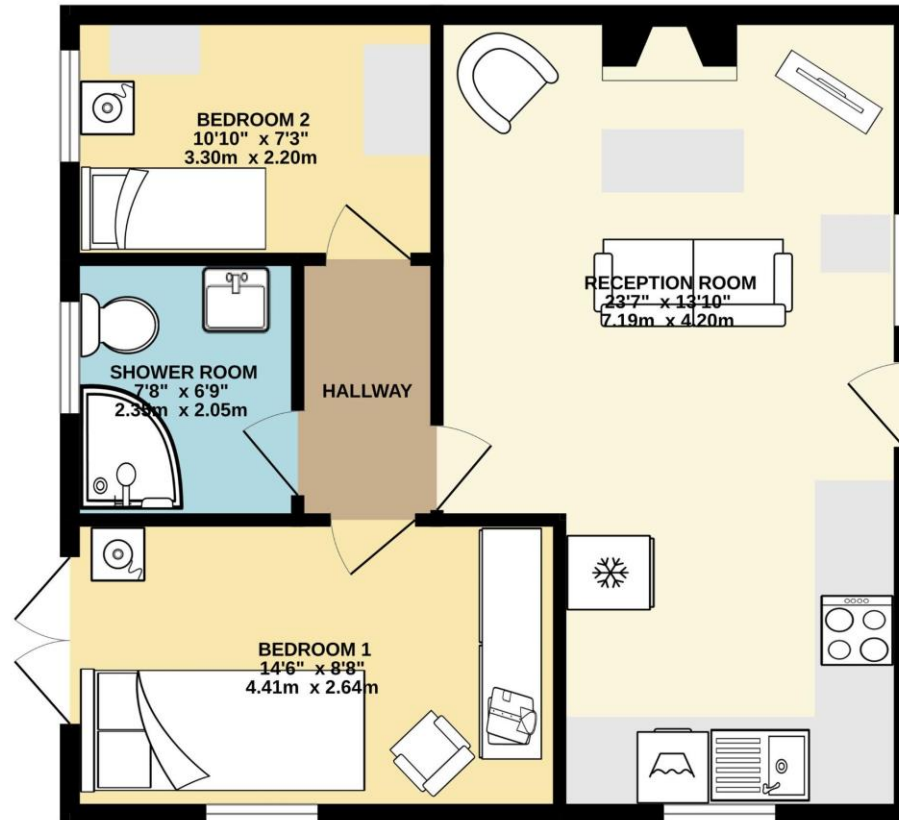
Please note this property is subject to an annual maintenance charge, please contact our office for more information.

Leasehold

We are informed by our client that there is 184 years remaining on the lease.

Floorplan

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



Newton Fallowell Sleaford

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