



Laundon House, Eastgate,
Sleaford
£145,000



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- Ground Floor Apartment
- Two Bedrooms
- Immaculately Presented Throughout
- Open Plan Living

- Allocated Parking Space
- Town Centre Location
- Leasehold
- EPC rating D



Immaculately presented 2 Bedroom ground floor apartment located in the town centre, Situated to the rear of the Laundon House Building on Eastgate and offered for sale with NO ONWARD CHAIN. Comprising 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 3.1m x 2.37m (10'2" x 7'10")

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

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

Hallway

Comprising flooring and radiator with coat hooks.



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

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

Bedroom 2 3.25m x 2.08m (10'8" x 6'10")

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 27 Southgate, Sleaford, NG34 7SY.

Financial Services

These are draft particulars awaiting vendor approval.

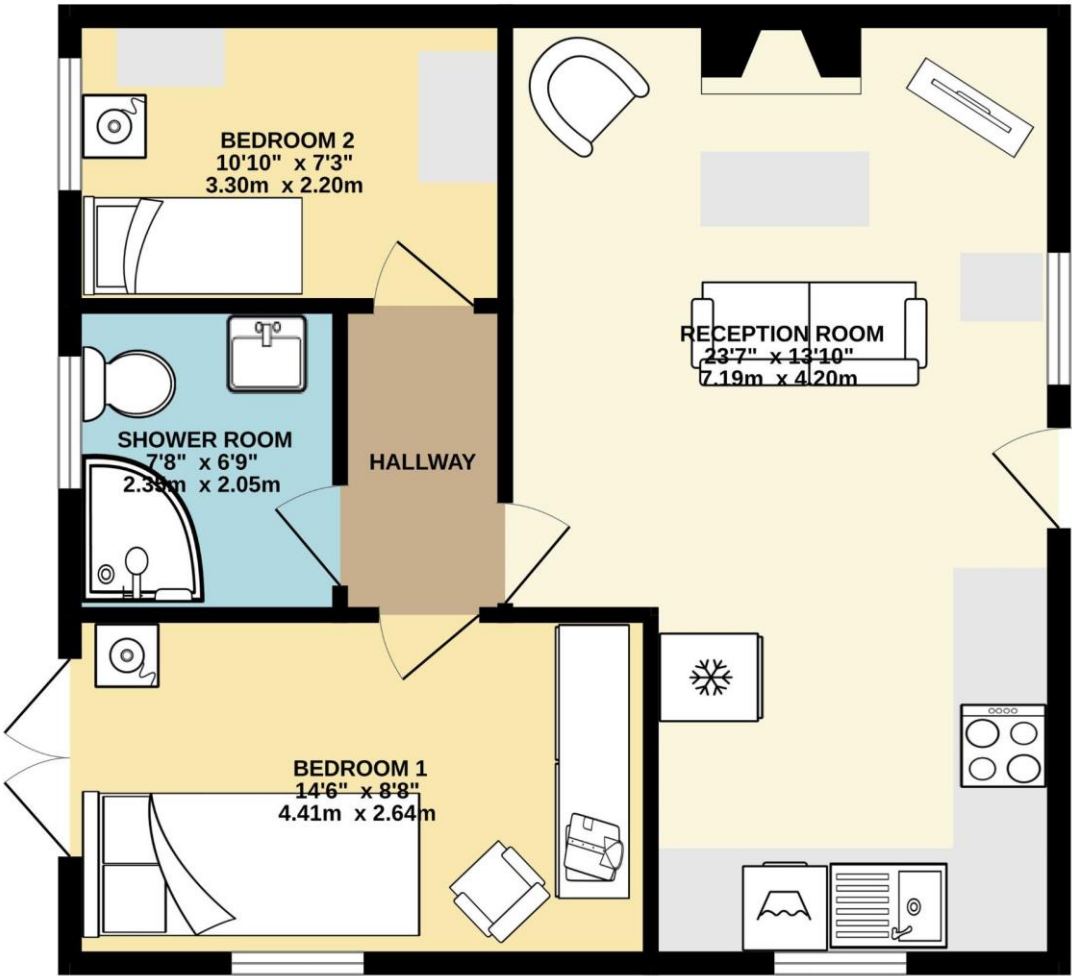
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Maintenance Charge

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

Floorplan

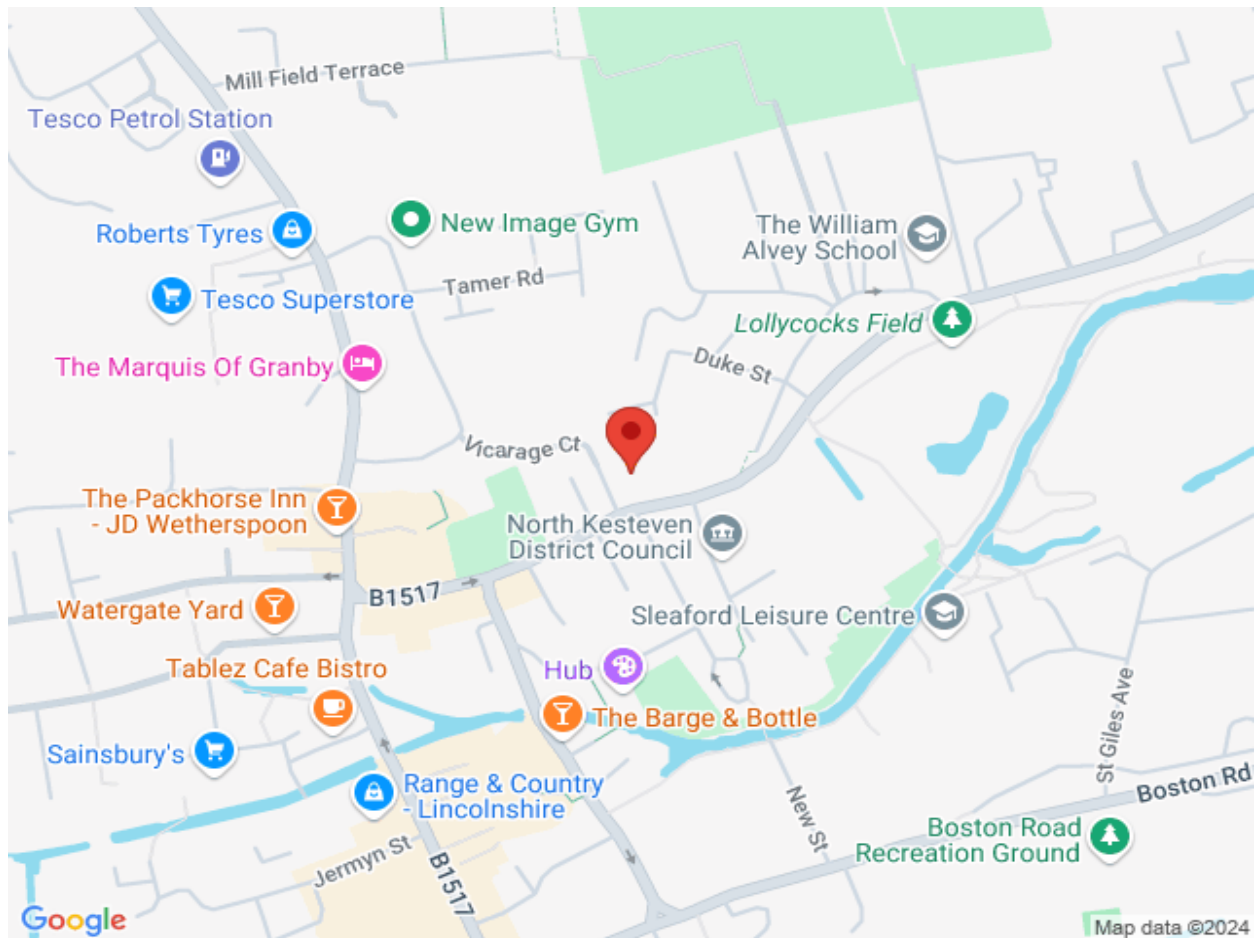
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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