



Leicester Street, Sleaford



£115,000

- Terraced House
- Two Bedrooms
- Well Presented
- Close Walking Distance to Town Centre
- EPC Rating: E
- Current Council Tax Band: A
- No Onward Chain



****IDEAL FOR FIRST TIME BUYERS OR INVESTORS**** Very Spacious Two Bedroom Terraced House located within walking distance of the Town Centre, offered for sale with NO ONWARD CHAIN. The property comprises; Lounge with fireplace, dining room, fully fitted kitchen, bathroom with shower over bath and Two Double Bedrooms. A viewing is highly recommended.

Lounge

3.35m x 3.65m (11'0" x 12'0")

Dining Room

2.74m x 3.65m (9'0" x 12'0")

Kitchen

5.18m x 1.84m (17'0" x 6'0")

Bathroom

Bedroom One

3.35m x 4.58m (11'0" x 15'0")

Bedroom Two

2.74m x 3.64m (9'0" x 11'11")



Agents Note

Please note the property is currently tenanted, the tenant is open to continuing the tenancy but can be given notice for the sale. The current rental income is £650.00 per month.

Agents Note

These are draft particulars awaiting vendor approval.

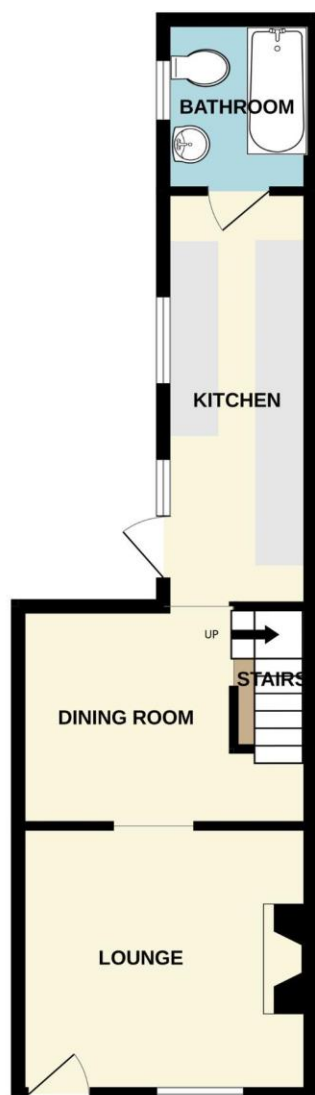
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Financial Services

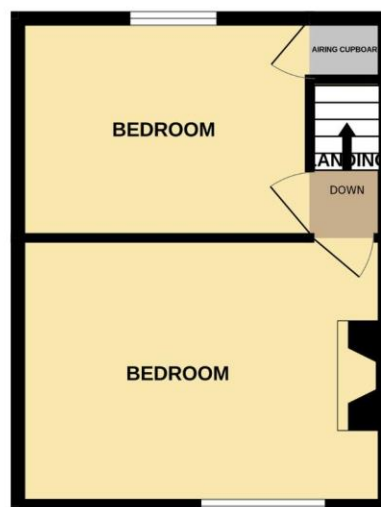
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 27 Southgate, Sleaford, NG34 7SY.

Floorplan

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



LEICESTER STREET, SLEAFORD NG34 7PS

TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk