



Castle Terrace Road, Sleaford
£145,000



- End Terrace Property
- Two Double Bedrooms
- Immaculately Presented Throughout
- Close Walking Distance to Town Centre
- Modern Kitchen and Bathroom
- Lounge
- Freehold
- EPC rating: D
- Council Tax Band A



Located within easy walking distance of the town centre is this two double bedroom well presented end terrace property. Benefitting from a modern kitchen with open plan dining area. The full accommodation on offer comprises; Entrance Hall, Lounge, Kitchen Diner, Utility/WC, Two double Bedrooms to the first floor with family Bathroom. The viewing is recommended to appreciate the accommodation on offer.

Entrance Hall

Having entrance door to front and stairs to first floor landing.

Lounge

3.31m x 3.24m (10'11" x 10'7")

Having window to front, radiator, fireplace recess, TV point and open through to the Dining Area

Dining Area

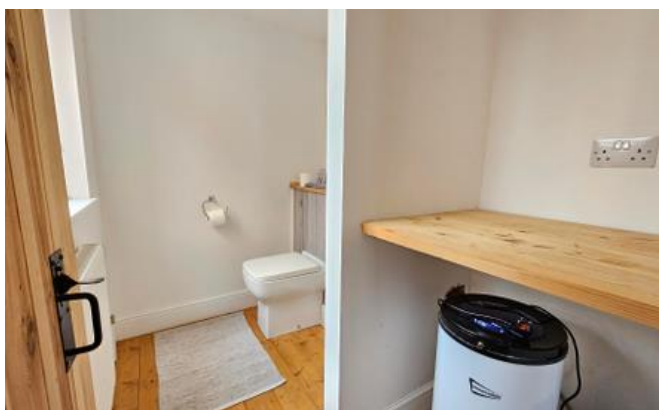
3.50m x 4.22m (11'6" x 13'10")

Having window to rear, fireplace recess and open through to the Kitchen

Kitchen

2.36m x 2.40m (7'8" x 7'11")

Having a range of modern base and eye level units with work surface over, inset sink drainer unit, range style cooker with gas hob, under stairs storage cupboard and door to side and window to side.



Utility/Cloakroom

Having low level WC, hand wash basin, window to side.

First Floor Landing

0.00m x 0.00m (0'0" x 0'0")

With stairs taken from the Entrance Hall.

Bedroom One

3.50m x 3.24m (11'6" x 10'7")

Having window to rear and radiator.

Bedroom Two

3.31m x 3.24m (10'11" x 10'7")

Having window to front, radiator and built in storage cupboard.

Family Bathroom

Having low level WC, hand wash basin, shower cubicle, radiator and window to rear.

Outside

To the rear of the property is a courtyard area with gated access to the side of the property.



Agents Note

These are draft particulars awaiting vendor approval.

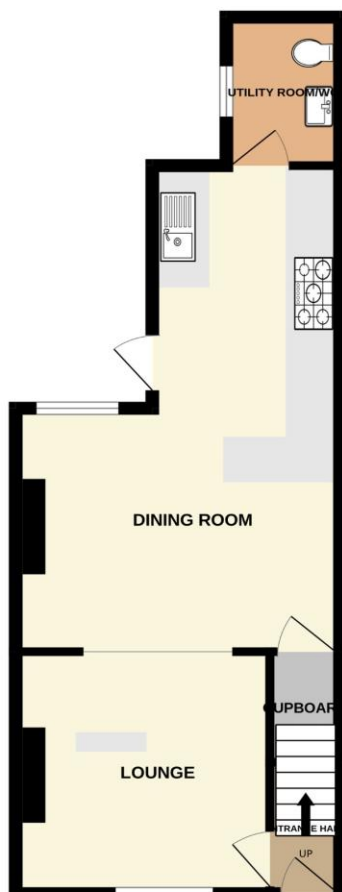
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has 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 27 Southgate, Sleaford, NG34 7SY.

Floorplan

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



CASTLE TERRACE ROAD, SLEAFORD NG34 7QF

TOTAL FLOOR AREA: 771 sq.ft. (71.7 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.
Made with Metropix ©2023



Newton Fallowell Sleaford
01529 309 209
sleaford@newtonfallowell.co.uk