



Whittle Road, Sleaford
£160,000



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- Mid Terraced House
- Two Double Bedrooms
- Popular Holdingham Grange Development
- NO ONWARD CHAIN
- Well Presented Throughout
- Kitchen Diner
- Freehold
- EPC rating B
- Current Council Tax Band: A



Offered for sale with no onward chain, this well-presented two double bedroom mid-terrace home is located on the popular Holdingham Grange development. The accommodation includes an entrance hall, lounge, kitchen diner, and downstairs WC, with two double bedrooms and a bathroom upstairs. Outside benefits from parking to the front and a low-maintenance rear garden, making this an ideal first-time buy or investment opportunity.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

Lounge

4.61m x 2.88m (15'1" x 9'5")

With TV and BT points, storage cupboard under stairs, window to front aspect and radiator.

Kitchen Diner

2.46m x 3.85m (8'1" x 12'7")

Comprising of a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, french doors and window to rear aspect, radiator.

WC

With low level wc, hand wash basin, window to front aspect and radiator.



Landing

With stairs taken from Entrance Hall and access to loft space.

Bedroom One

2.61m x 3.27m (8'7" x 10'8")

With two windows to front aspect, build in wardrobes, storage over stairs and radiator.

Bedroom Two

2.46m x 3.86m (8'1" x 12'8")

With two windows to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail and extractor fan.

Outside

To front with one allocated parking space. The rear garden is laid to lawn with patio area, gate to rear for bin access, timber fence surround.

Management Charge

The Holdingham Grange development is subject to an annual maintenance charge, please contact our office for more information.



Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

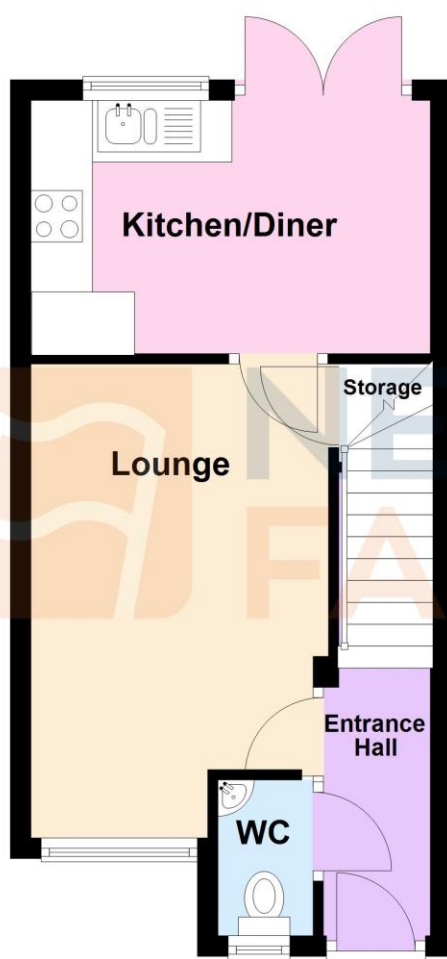
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any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

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 57.6 sq. metres (620.0 sq. feet)

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