

Grantham Road, Sleaford, NG34 7NX



Asking Price £260,000 Freehold



Viewing is a must on this property to appreciate the size of accommodation on offer. A light spacious property in a popular residential area of Sleaford. The accommodation briefly comprises of Entrance Hallway, Lounge, Family Room, Kitchen, Downstairs Shower Room, Three Bedrooms, Family Bathroom, Off Road Parking and Rear Garden with large brick outbuilding. It is gas central heated with a combi boiler. EPC rating F. Council Tax Band C.

BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Accommodation

The property is entered through a half glazed composite door into the entrance hallway.

Entrance Hallway

Having tiled flooring and stairs to first floor landing.

Shower Room



Fitted with a double shower cubicle having a glass door and electric shower, pedestal wash hand basin, close coupled W.C., heated towel rail ceiling spot lights, extractor, fully tiled walls and flooring.

Family Room

14'6" x 10'11"

Flexible living room with TV point and LVT flooring.

Lounge

14'10" x 14'6"



Having a fireplace with marble surround and hearth with inset gas fire, coving, understairs cupboard, TV point and oak sliding door into the kitchen.

Kitchen/Diner

14'3" x 13'10"



A well fitted kitchen with a range of wall and base units with worktop over, ceramic sink, integrated double oven, gas hob with extractor over, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, tiled flooring, four skylights and UPVC patio doors leading to the rear garden.

Landing

Having stairs leading to the second floor and smoke alarm.

Master Bedroom

14'7" x 12'10"



Having an open decorative fireplace, storage cupboard with some shelving and TV point.

Bedroom Two

14'11" x 7'1"



The Baxi combi boiler is in this bedroom.

Bathroom



Having a white three piece suite comprising of bath, pedestal wash hand basin, close coupled W.C., heated towel rail, partially tiled walls and tiled flooring, ceiling spot lights and storage cupboard with shelving.

Bedroom Three 18'10" x 10'6"



There are beams to the ceiling with ceiling spot lights, velux window, storage cupboard and smoke alarm.

Outside Front

To the front of the property is a gravelled driveway with parking for two vehicles and access to the side gate leading into the rear garden.

Outside Rear



A fully enclosed rear garden having a paved patio, lawned area with shrubs, outside tap and a large brick built outbuilding with potential to use as storage or workshop.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

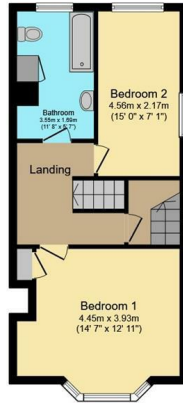
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

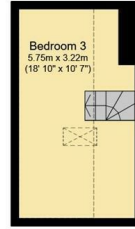
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Ground Floor



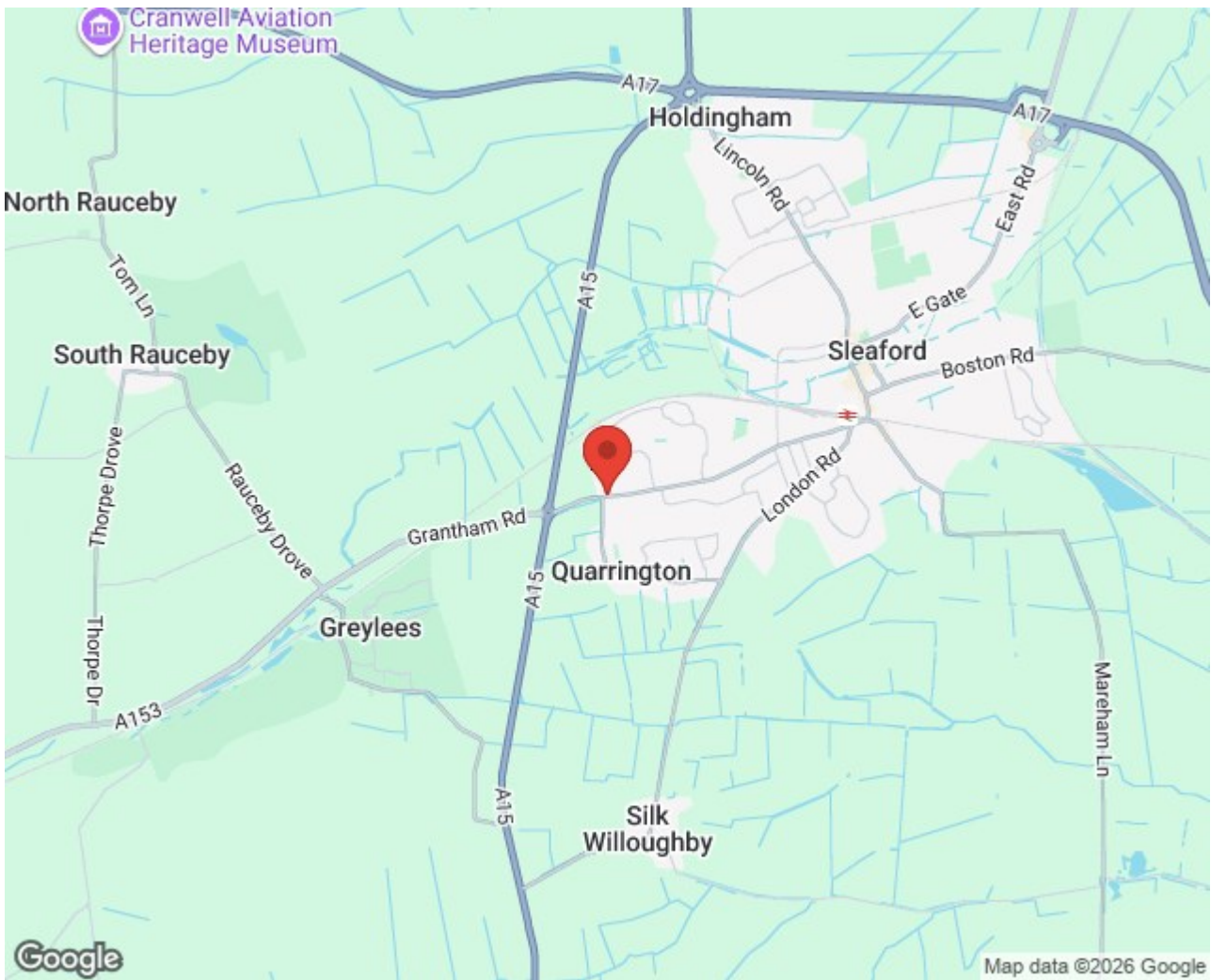
First Floor




Second Floor

Total floor area: 130.4 sq.m. (1,403 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	29	55
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 