BELVOIR!

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

Elizabeth Court, Sleaford, NG34 7TU



Asking Price £125,000 Freehold







Welcome to this charming mid-terrace house located in the desirable Elizabeth Court, Sleaford. This delightful property, built in the 1990s, offers a comfortable living space of 592 square feet, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

The house features; spacious living room with under-stairs alcove storage, kitchen/diner with electric cooker and patio door to rear garden, two well-proportioned bedrooms and a family bathroom with electric shower over the bath. It has UPVC double glazing with an EPC rating of: TBA and is Council Tax Band: A

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it a perfect spot for those who appreciate community living. Whether you are looking to enjoy quiet evenings at home or explore the vibrant surroundings, this house offers the best of both worlds.

Do not miss the opportunity to make this lovely mid-terrace house your new home. Arrange a viewing today and experience all that Elizabeth Court has to offer.

Living Room
11'8" x 12'7"



Property is entered through UPVC door, having window to the front elevation, carpeted flooring, smoke alarm, recess under the stairs and a large electric storage heater.

Kitchen/Diner
7'1" x 12'7"





Window to rear elevation, fully glazed UPVC door to the rear garden, vinyl flooring, electric storage heater, two pendant lights, electrical consumer units, kitchen with wall and base units, laminate worktops, and a freestanding electric cooker and stainless steel sink with drainer.

Landing
2'11" x 12'7"

Carpeted staircase and landing, electric storage heater, loft access, pendant lighting, smoke alarm and cupboard,housing, hot water tank.

Bedroom 1
8'6" x 12'7"



Two windows to the front elevation, carpeted flooring, pendant lighting, and electric panel heater with timer.

Bedroom 2
6'11" x 6'11"



Window to the rear elevation, carpeted flooring, pendant lighting, and a small electric programmable heater.

Bathroom
6'11" x 5'4"



Window to the rear elevation with frosted glass, three-piece suite comprising a panelled bath with electric shower over, pedestal sink with separate hot and cold taps, close couple toilet, mirrored medicine cabinet, vinyl flooring, electric wall heater, extractor fan on the wall, tiled enclosure around the bath and an enclosed light unit on the ceiling, door.

Outside



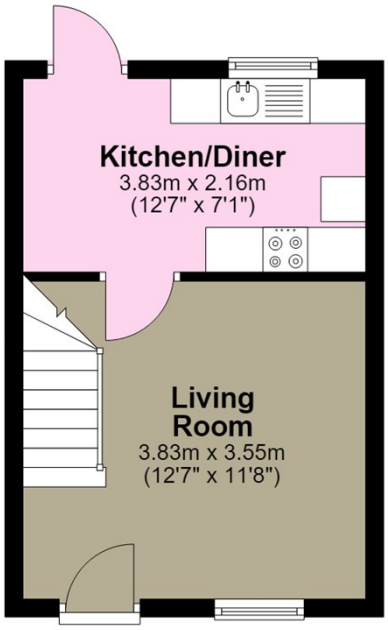
Outside offers a rear garden with lawn and small patio with pathway to the parking area.

Disclaimer 1
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5. 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. NEITHER BELVOIR 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
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.

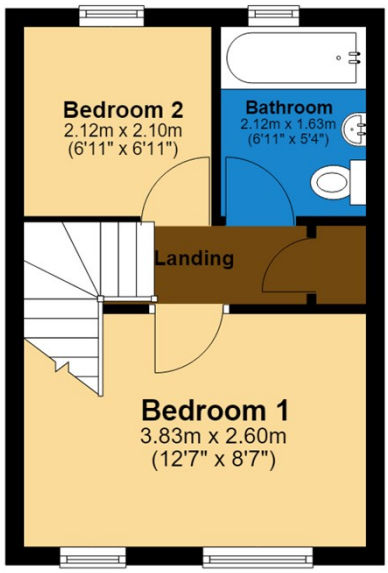
Ground Floor

Approx. 22.2 sq. metres (239.2 sq. feet)

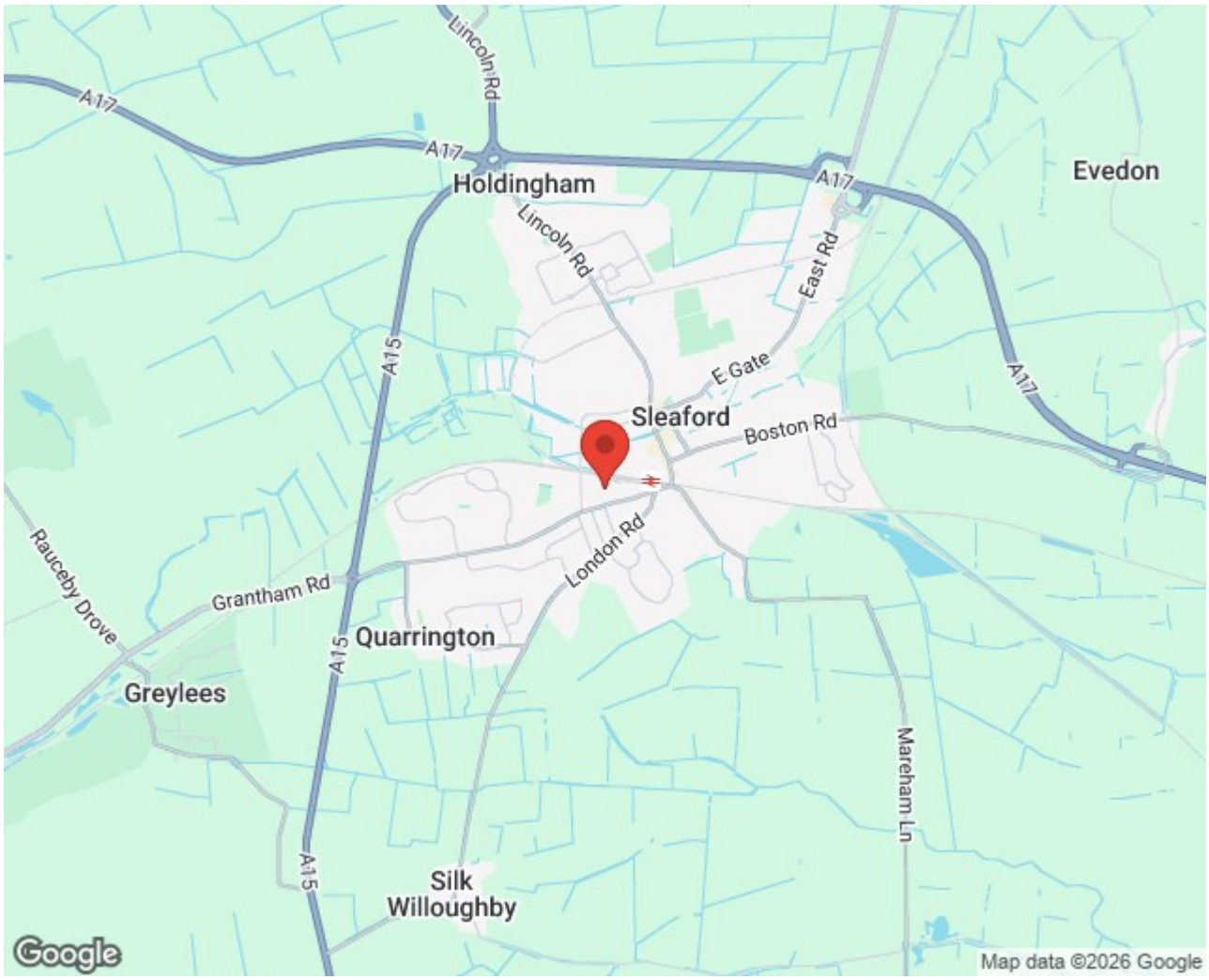


First Floor

Approx. 22.2 sq. metres (239.2 sq. feet)



Total area: approx. 44.5 sq. metres (478.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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