

***WESTGATE,  
SLEAFORD, NG34 7PU***



***£395,000***

***A rare opportunity to purchase an ex-chapel which is currently being converted into Four Flats, located close to the centre of the town comprising Three 2 Bedroom Flats and One 1 Bedroom Flat. The flats are currently a work in progress and will be completed prior to legal completion of the sale and the property is being sold as a whole. The individual flats will be Double Glazed and have Gas Central Heating together with new kitchens and bathrooms, and this is an ideal opportunity for a property investor or charity looking for low maintenance accommodation close to the town centre. Early viewing is highly recommended.***

**Directions:**

From our Office head South and turn right into Westgate. The property is located on the left hand side.

**Flat 65a (1st Floor)**

Breakfast Kitchen: 4.27m (14'0") x 1.85m (6'1")

Lounge: 4.22m (13'10") x 3.12m (10'3")

Bedroom 1: 3.07m (10'1") x 2.95m (9'8") max

Bedroom 2: 3.15m (10'4") x 3.12m (10'3")

Bathroom: 2.03m (6'8") x 1.68m (5'6")

**Flat 65b (1st floor)**

Lounge: 4.29m (14'1") max x 3.73m (12'3")

Kitchen: 2.59m (8'6") x 2.36m (7'9")

Bedroom 1: 3.10m (10'2") x 2.79m (9'2")

Bedroom 2: 2.82m (9'3") x 2.77m (9'1")

Bathroom: 1.93m (6'4") x 1.83m (6'0")

**Flat 65c (Ground Floor)**

Lobby: 2.54m (8'4") x 0.76m (2'6")

Kitchen Diner: 6.10m (20'0") x 2.74m (9'0")

Bedroom: 4.88m (16'0") x 2.51m (8'3")

Bathroom: 2.49m (8'2") x 1.22m (4'0")

**Flat 65d (Ground Floor)**

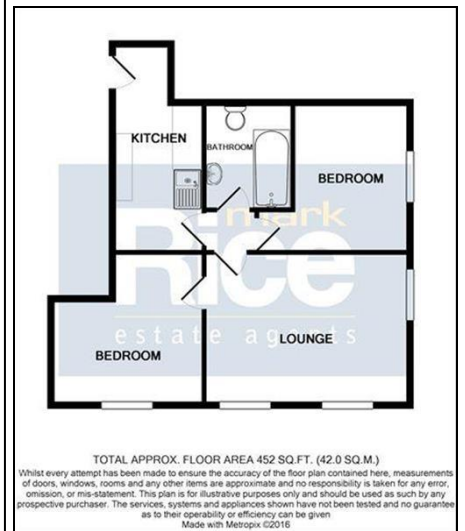
Lounge: 5.05m (16'7") x 4.27m (14'0")

Kitchen: 2.87m (9'5") x 2.01m (6'7")

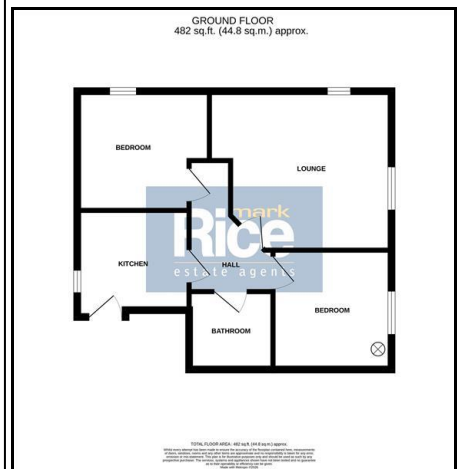
Bedroom 1: 3.66m (12'0") x 2.90m (9'6")

Bedroom 2/Store: 3.35m (11'0") x 1.96m (6'5")

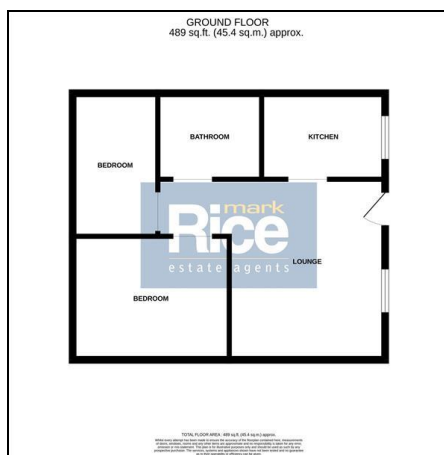
Bathroom: 2.41m (7'11") x 2.03m (6'8")



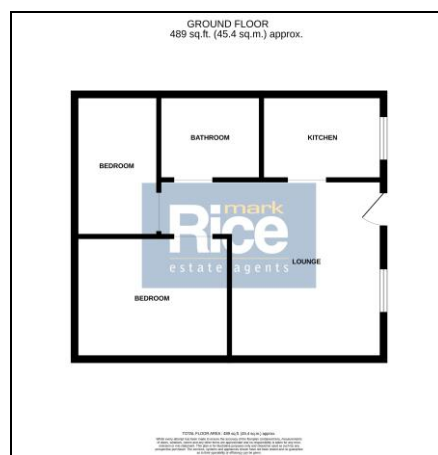
**Flat 65a**



**Flat 65B**



**Flat 65C**



**Flat 65D**

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 18/05/2026*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**