



Castle Street, Sleaford  
£150,000



- Semi-Detached House
- Two Double Bedrooms
- Immaculately Presented Throughout
- Off Road Parking
- NO ONWARD CHAIN
- Close Walking Distance to Town Centre
- Owned Solar Panels
- EPC rating B



Offered for sale with no onward chain, this immaculately presented two double bedroom semi-detached home is ideally positioned within close walking distance of Sleaford town centre and benefits from the rare advantage of off-road parking for the area, along with solar panels. The well-appointed accommodation comprises a lounge, modern kitchen, bright conservatory providing additional living space, two generous double bedrooms and a family bathroom. Combining a highly convenient location with excellent presentation throughout, this property represents an ideal first-time purchase, downsizer or investment opportunity, and early viewing is highly recommended.

### Entrance Hall

With part glazed Entrance door

### Kitchen

2.7m x 2.37m (8'11" x 7'10")

Modern kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated fridge freezer, integrated oven with four ring gas hob and extractor hob over, space and plumbing for washing machine, window to side aspect.

### Lounge

5.14m x 3.53m (16'11" x 11'7")

With TV and BT point, double doors to conservatory, stairs leading to 1st floor with storage under, radiator.

### Conservatory

3.72m x 3.15m (12'2" x 10'4")

Being part brick and uPVC build with French doors to garden.



### **Bedroom One**

**2.7m x 3.53m (8'11" x 11'7")**

With window to front aspect and radiator.

### **Bedroom Two**

**2.49m x 3.53m (8'2" x 11'7")**

With window to rear aspect and radiator.

### **Bathroom**

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

### **Outside**

To side with a stone driveway and side access to rear garden, laid to lawn with patio area.

### **Solar Panels**

Please note the solar panels are owned and currently generate between £500 - £700 income per year.

### **Agents Note**

These are draft particulars awaiting vendor approval.

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## Floorplan



CASTLE STREET, SLEAFORD NG34 7QE

TOTAL FLOOR AREA: 759 sq. ft. (66.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for illustrative purposes only and should be used in conjunction with the sales particulars. The fixtures, fittings and appliances shown have not been tested and no guarantee is given to their operability or whether they can be given.



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