



Castle Street, Sleaford
£150,000



2



1



2

- 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.

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 or tenants. Neither Newton Fallowell 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

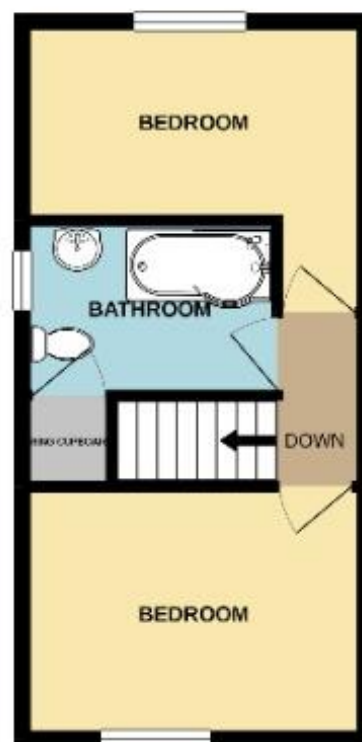
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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
427 sq ft. (39.6 sq.m.) approx.



1ST FLOOR
292 sq ft. (27.2 sq.m.) approx.



CASTLE STREET, SLEAFORD NG34 7QE

TOTAL FLOOR AREA : 719 sq ft. (66.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or otherwise can be given.
Measured through 12/2021



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