

***WHITTLE ROAD,
SLEAFORD, NG34 8YU***



£195,000

A well presented Three Double Bedroom Semi-Detached House located within this popular residential area providing easy access both in and out of the town, offering spacious accommodation over three floors comprising Entrance Hall, Lounge, Downstairs W.C., Kitchen Diner, Two Double Bedrooms and Family Bathroom to the first floor, and Master Bedroom with Ensuite Bathroom to the second floor, all benefitting from Gas Central Heating and Double Glazing. Outside a Driveway provides Off Road Parking and the Gardens to the rear are Fully Enclosed and Well Maintained. This property would make an ideal First Time Buy or Investment and Viewing is recommended.

Directions:

From our offices head North via Northgate and proceed past the Tesco traffic lights, over Galley Hill Bridge and into Lincoln Road. Continue to the next roundabout and take the third exit into Whittle Road where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed composite door provides access to the Entrance Hall having radiator.

Lounge: 3.56m (11'8") x 4.47m (14'8")

Having understairs store cupboard and radiator.

Inner Hall:

Having smoke alarm.

Cloakroom:

Having close coupled W.C., floating hand washbasin with mixer tap, tiled splashbacks, and extractor fan.

Kitchen Diner: 3.56m (11'8") x 2.67m (8'9") max

Having matching wall and base units with worktop over, 1 1/2 bowl stainless steel inset drainer sink with mixer tap, electric oven, four ring gas hob with stainless steel cooker hood over, space for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, radiator, and French doors to the rear garden.

Stairs from the inner hall provide access to the **First Floor Landing** having smoke alarm and radiator.

Bedroom 2: 3.56m (11'8") x 3.15m (10'4") max

Having radiator.

Bedroom 3: 3.56m (11'8") x 2.67m (8'9") max

Having radiator.

Bathroom: 1.68m (5'6") x 2.39m (7'10")

Having close coupled W.C., pedestal hand washbasin with mixer tap, panelled bath with mixer tap and electric shower over with shower screen, extractor fan, and radiator.

Stairs from the first floor landing provide access to the **Second Floor Landing** having store cupboard and smoke alarm.

Bedroom 1: 2.57m (8'5") x 3.99m (13'1")

Having loft access and radiator.

Ensuite: 1.47m (4'10") x 3.30m (10'10")

Having close coupled W.C., pedestal hand washbasin with mixer tap, corner shower cubicle with mains fed shower, tiled splashbacks, Velux window, extractor fan, and radiator.



Lounge



Kitchen Diner



Dining Area



Bedroom 2



Bedroom 3

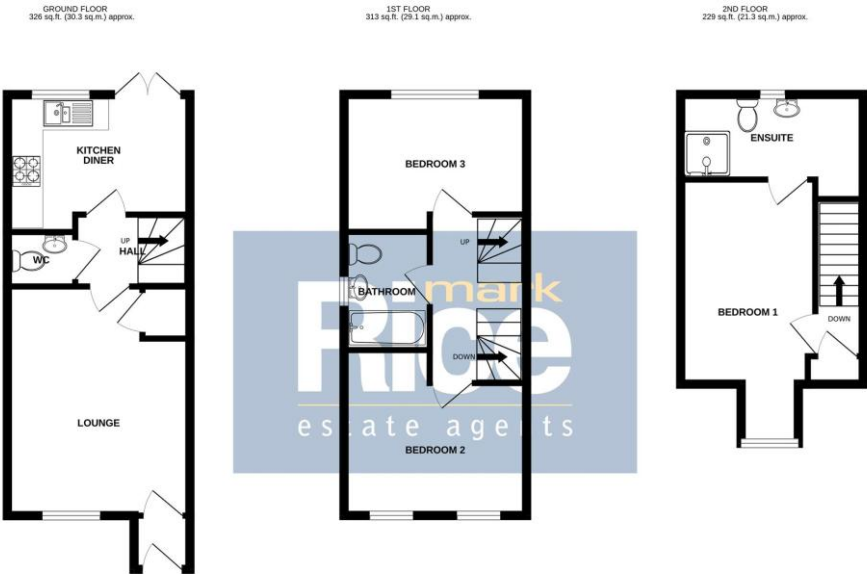
Outside:

A tarmac drive provides off road parking to the front of the property with a patio path and gravelled border for ease of maintenance. A lawned area to the side is shared with the neighbouring property. A timber gate provides access to the rear gardens which are laid to lawn with a combination of stocked and gravelled borders, patio area, further raised bedding area, all fully enclosed by timber fencing and an external light and cold-water tap are fitted.

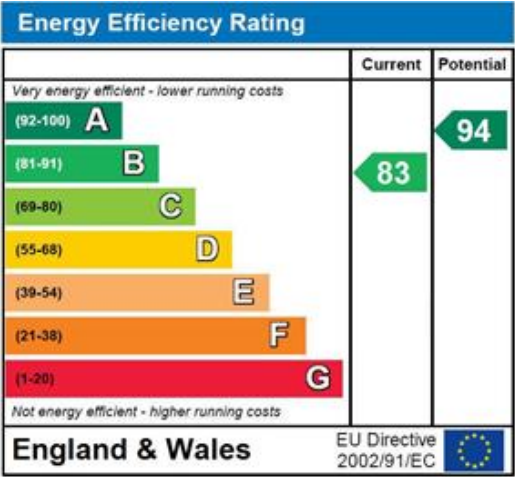
Council Tax Band: B

Agents Note:

There is an annual maintenance charge of approximately £181.00 for the upkeep of the communal areas.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 efficiency can be given.
Made with Metropix G2025



Bathroom



Bedroom 1



Ensuite



Rear Garden



Further Aspect

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 24/09/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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