

***THE INNINGS,
SLEAFORD, NG34 7GA***



£138,500

A Two Bedroom End Terrace House located at the head of a cul-de-sac within this popular residential area close to the town centre and its amenities and offered to the market with No Onward Chain. The property would benefit from some cosmetic updating, however benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Kitchen, Lounge, Two Bedrooms and Family Bathroom, and outside there is an Allocated Parking Space for one vehicle and the rear garden is fully enclosed.

Directions:

From our office head South and follow the one way system past the Market Place turning right into Carre Street and right again into Boston Road. Filter left and after the Handley Monument proceed over the level crossing and turn left into Mareham Lane. Take the second turning on the right into Boundary Pastures and take the second turning on the right again into The Innings. Follow the road as it bears to the right and turn right again where the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having smoke alarm and radiator.

Kitchen: 3.12m (10'3") x 2.59m (8'6")

Having matching wall and base units with worktop over, 1½ bowl single drainer stainless steel sink with mixer tap, space for electric cooker, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, wall mounted Baxi gas central heating boiler, understairs store cupboard and radiator.

Lounge: 4.65m (15'3") x 3.53m (11'7")

Having gas fire with surround, rear entrance door and radiator.

Stairs from the hall provide access to the first floor landing having smoke alarm and loft access.

Bedroom 1: 3.53m (11'7") x 3.20m (10'6")

Having radiator.

Bedroom 2: 3.53m (11'7") x 3.10m (10'2") max

Having built-in store cupboard and radiator.

Bathroom: 2.01m (6'7") x 1.73m (5'8")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, tiled splashbacks, extractor fan and radiator.

Outside:

There is an **Allocated Parking Space** for one vehicle to the front of the property and the front garden is laid mostly to gravel with a store cupboard adjacent to the front door. The **Rear Garden** is fully enclosed by timber fencing with a lawn area, patio area, a number of mature trees, and a small store unit with hardstanding for a shed, and a timber gate provides access to a shared passageway which leads to the front of the property.

Council Tax Band A.



Kitchen



Lounge



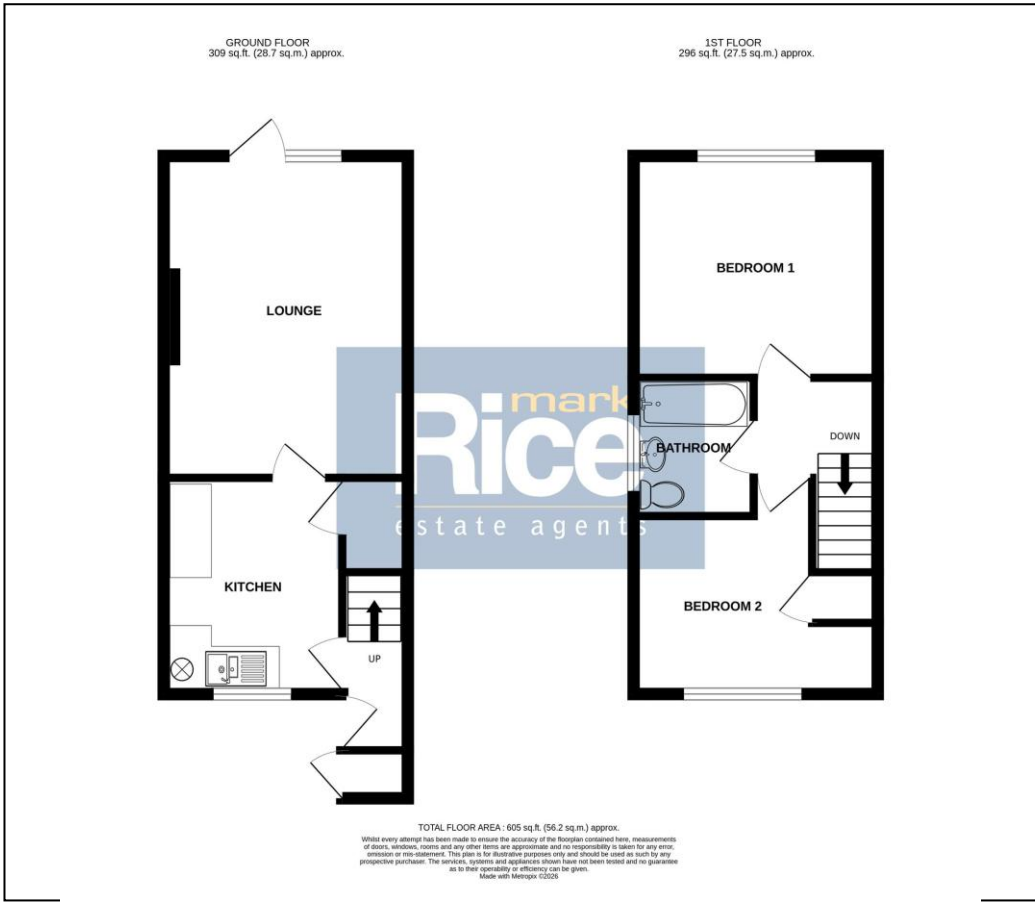
Bedroom 1



Bedroom 2



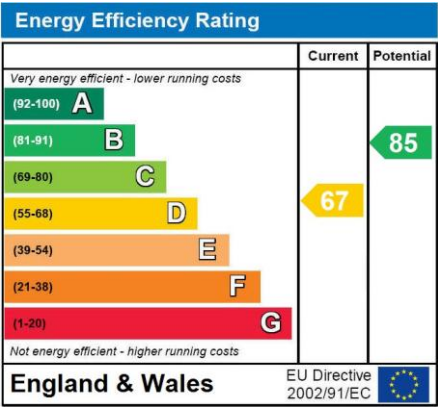
Bathroom



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 05/08/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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