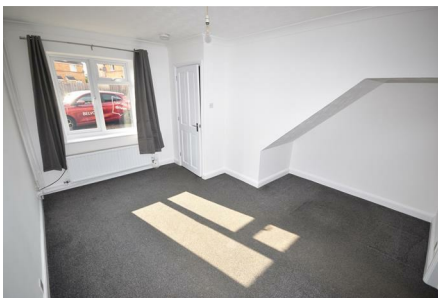


Truro Close, Sleaford, NG34 8UZ



Asking Price £149,750 Freehold



Nestled in the tranquil cul-de-sac of Truro Close, Sleaford, this charming semi-detached house offers a delightful living experience. Built in 1992, the property has been completely redecorated throughout, presenting a fresh and inviting atmosphere for its new occupants.

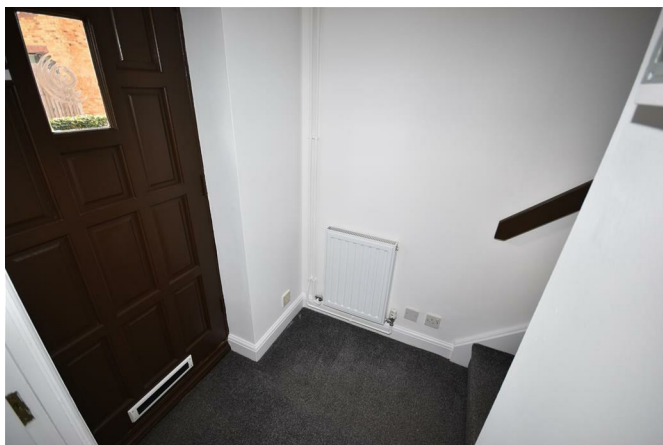
With a well-proportioned 581 square feet of living space, the house features two spacious double bedrooms, perfect for families or those seeking extra room for guests or a home office. The single reception room and modern kitchen/diner provides comfortable areas for relaxation and entertaining, ensuring a warm and welcoming environment.

The property boasts a modern bathroom and low maintenance gardens, which include two patio areas and an Astro Turf lawn ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, the convenience of driveway parking for two vehicles adds to the appeal of this lovely home.

Situated close to local amenities, residents will find themselves within easy reach of shops, schools, and recreational facilities, making it an ideal location for both families and professionals alike. This property represents a wonderful opportunity to acquire a well-maintained home in a desirable area. Don't miss the chance to make this delightful house your new home.

It has gas central heating with radiators to all rooms and UPVC double glazing producing an EPC rating of: C, Council Tax band: A

Hall
6'5" x 4'6"



The property is entered through a wooden door with a small glass viewing window. carpeted flooring, staircase to first floor landing, single radiator, pendant lighting and programmable room thermostat for controlling the central heating.

Living Room
13'9" x 12'6"



Having windows to the front elevation with double radiator underneath, carpeted flooring, pendant lighting, smoke alarm and large recess going under the stairs being ideal for large TV.

Kitchen/Dining Room
9'1" x 12'6"



Having window to the rear elevation, UPVC upper glazed door with frosted glass leading to the rear garden,

double radiator, large area for table and chairs, vinyl flooring, space for freestanding cooker and fridge freezer, a range of modern wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, wall mounted Combi boiler, electrical consumer unit, LED strip lighting and tiled splash-back.

Bedroom 1
8'2" x 12'6"



Window to the rear elevation with single radiator underneath, carpeted flooring, pendant lighting and single wardrobe with hanging and shelf.

Bedroom 2
8'6" x 12'6"

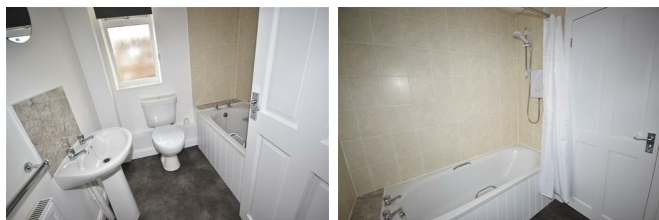


Window to front elevation with single radiator underneath, carpeted flooring, pendant lighting, single wardrobe with hanging rail and shelf and additional cupboard over the stairs with shelving.

Landing
6'2" x 6'0"

Having loft access, pendant lighting, smoke alarm and carpeted staircase with white balustrade.

Bathroom 6'2" x 6'2"



Bathroom with window to side elevation with frosted glass, three-piece suite with paneled bath with fully tiled enclosure with electric shower over, extractor fan in the ceiling, pedestal sink with separate hot and cold taps with marble effect mermaid boarding, single radiator with towel rail above, mirror above sink and close-coupled toilet.

Outside



The front has a graveled driveway and parking for two cars with the front garden being low maintenance with side access to the rear, having two patios and Astro Turf lawn for easy maintenance including a flower bed for growing some shrubs and flowers.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

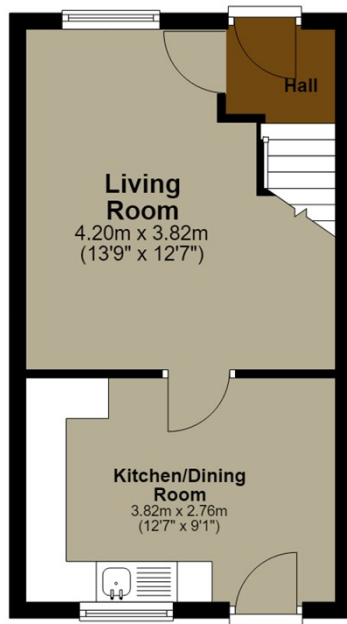
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Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

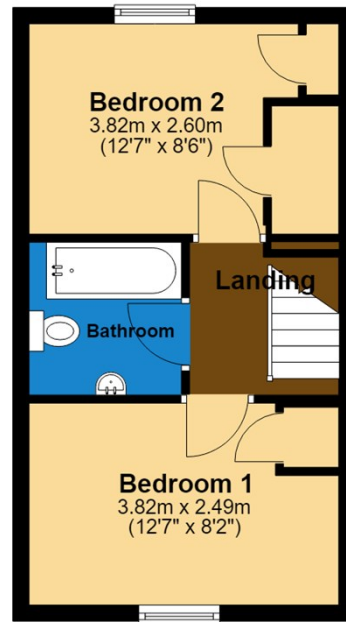
Ground Floor

Approx. 27.0 sq. metres (290.8 sq. feet)

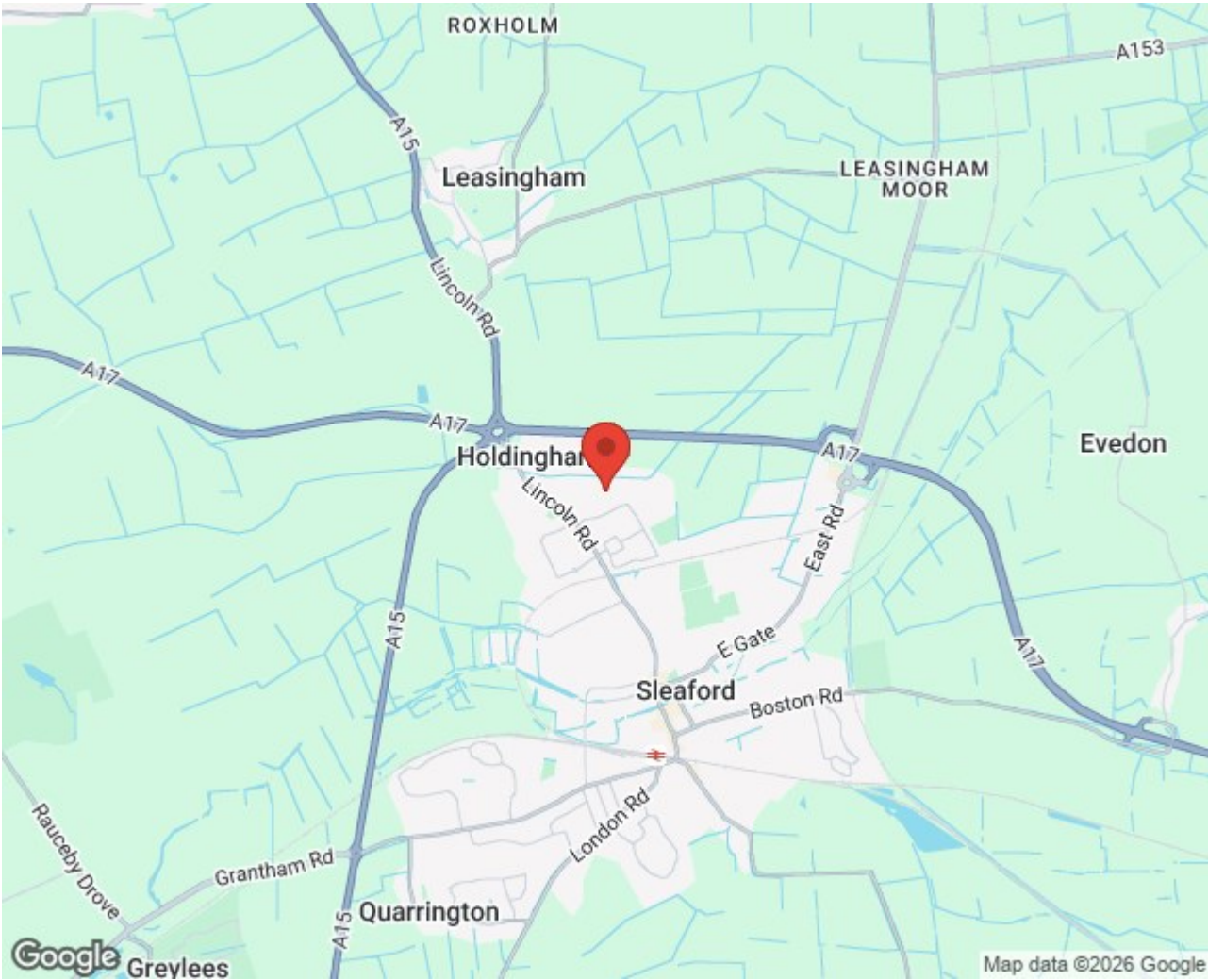


First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 54.4 sq. metres (585.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	