

***SPRING GARDENS,
SLEAFORD, NG34 7AU***



£140,000

Located in a cul-de-sac setting within walking distance of the town centre and offered in immaculate condition, a Two Bedroom Terraced House with Gardens and Parking. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising 'L' Shaped Lounge, Diner, updated Kitchen, Two Bedrooms, updated Bathroom, outside Store and outside there is a drive with low maintenance front gardens and fully enclosed Rear Gardens with a patio. This property is particularly well presented and viewing is highly recommended.

Double glazed door provides access to the:

Lounge Diner:

Lounge: 4.57m (15'0") x 3.05m (10'0")

Dining Area: 3.51m (11'6") x 2.16m (7'1")

Having French doors to the rear garden, radiator, and built-in cupboard.

Kitchen: 2.31m (7'7") x 2.24m (7'4")

Having wall and base units, worktop, inset sink with monobloc tap, built-in oven, inset gas hob, cooker hood, tiled splashbacks, wall mounted boiler and plumbing for automatic washing machine.

Stairs provide access to the **First Floor Landing** having loft access.

Bedroom 1: 3.51m (11'6") x 2.72m (8'11")

Having two wall light points, coved ceiling, and radiator.

Bedroom 2: 2.72m (8'11") x 2.24m (7'4") max

Having airing cupboard, coved ceiling, and radiator.

Bathroom:

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

Outside:

The gardens to the front of the property are gravelled for ease of maintenance and the property has an Integral Store. There is a nearby drive with pedestrian access to the Enclosed Rear Gardens with large patio, lawn and gravelled areas.

Council Tax Band: A



Lounge



Further Aspect



Kitchen

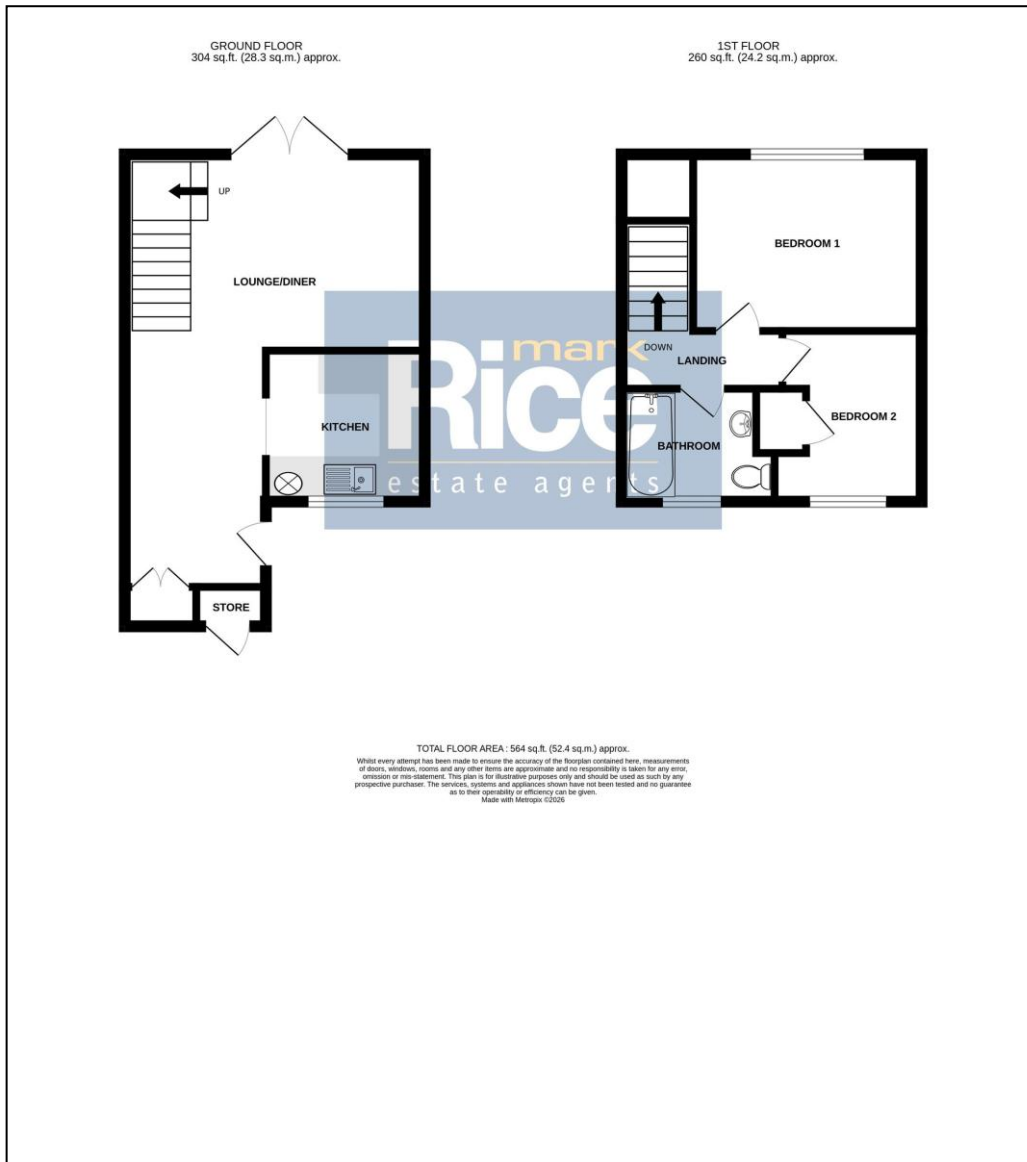


Bedroom 1



Bedroom 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bathroom



Rear Garden



Parking

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 30/6/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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