

***LAUNDON HOUSE, EASTGATE,
SLEAFORD, NG34 7DW***



£115,000

A One Bedroom Ground Floor Apartment located in an historic building and offered to the market with No Onward Chain. The property is offered on a Leasehold basis and has an Allocated Parking Space and is within easy walking distance of the town centre and its amenities. The apartment would make an ideal first time or investment purchase and has accommodation comprising Entrance Hall, 15'6 Living Kitchen, Bedroom with store cupboard and Shower Room. The parking space is at the front of the property. Located in this historic building, early viewing is recommended

Directions:

From our office head south and follow the one way system past the Market Place and continue straight ahead into Eastgate. The property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the communal entrance hallway having smoke alarm, and a further a timber door gives access to the apartment.

Living Kitchen: 4.72m (15'6") x 3.76m (12'4")

Living Area:

Having bay window, smoke alarm and electric radiator.

Kitchen Area:

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring electric hob with stainless steel cooker hood over, and space and plumbing for washing machine.

Bedroom: 4.14m (13'7") x 3.07m (10'1")

Having store cupboard which could be used as a wardrobe, and electric heater.

Shower Room: 2.31m (7'7") x 1.90m (6'3")

Having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with electric shower and mermaid board splashbacks, extractor fan and chrome towel radiator.

Outside:

There is an allocated Parking Space to the front of the property.

Agent's Note:

The lease has 191 years remaining and there is an annual service charge payable of approx. £1,000.

Council Tax Band A.



Living Kitchen



Further Aspect



Further Aspect

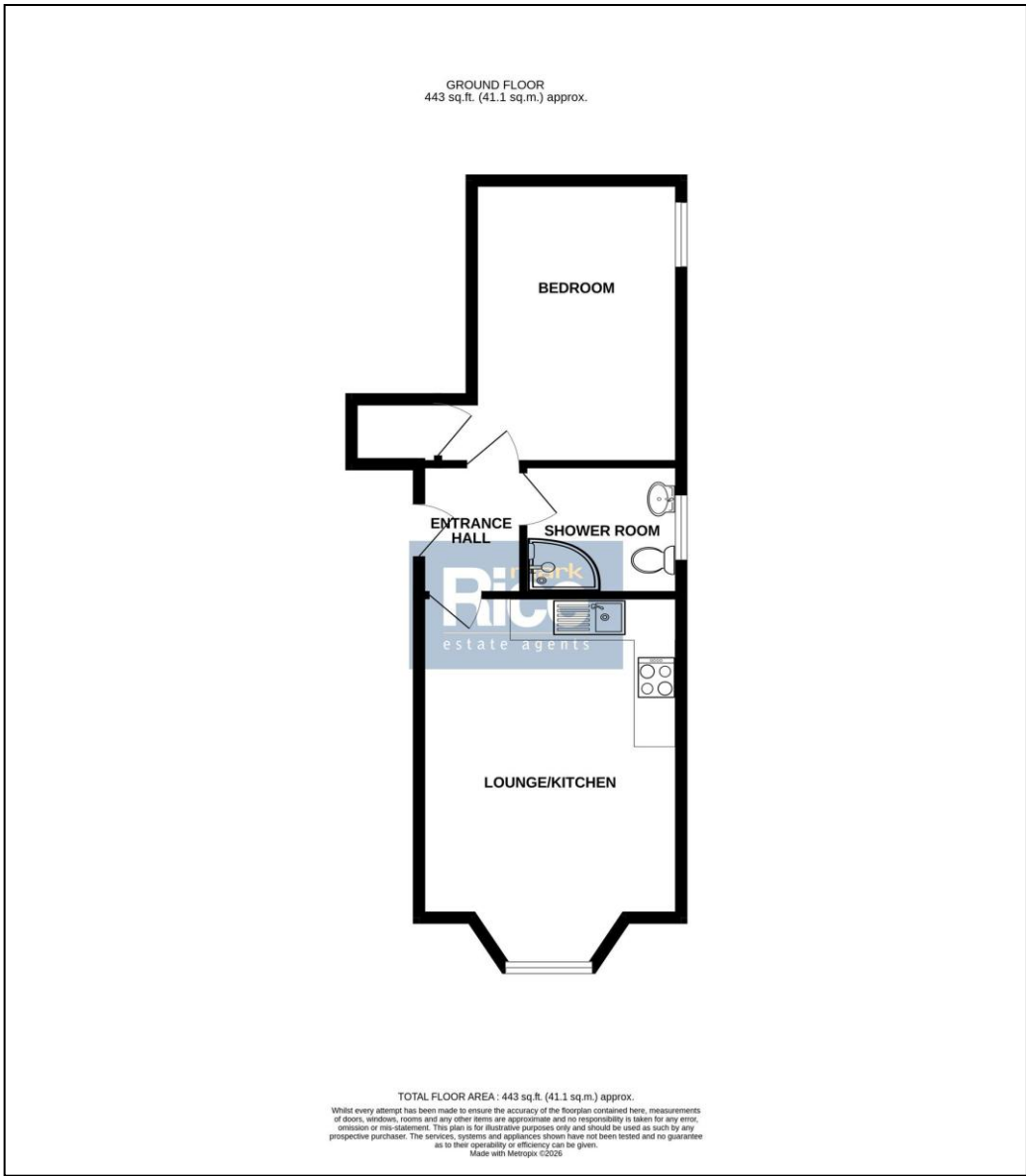


Bedroom



Shower Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 29/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**

