

***BISHOPS COURT,  
SLEAFORD, NG34 7BQ***



***£150,000***

***A well presented Two Bedroom Bungalow located in this quiet over 55's development within only a few minutes ' walk of the town centre and its amenities. The property is offered to the market with No Forward Chain and has been well maintained by its current owner. The property benefits from Gas Central Heating and Double Glazing and the accommodation comprises Entrance Porch into the Entrance Hall, Kitchen, 17'6 Lounge, Conservatory, Two Bedrooms and Shower Room. Outside there is a garden to the rear which is designed with ease of maintenance in mind, and which provides access to the communal parking area. To appreciate the well appointed accommodation together with its convenient setting, early viewing is recommended.***

**Directions:**

From our office head North and proceed past the Tesco traffic lights. Take the first turning on the left into Claybergh Drive and the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the **Entrance Porch** with store cupboard, and timber glazed door providing access to the **Entrance Hall** having store cupboard, airing cupboard, smoke alarm and radiator.

**Kitchen: 3.12m (10'3") x 2.92m (9'7") max**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated eye level electric oven, inset four ring electric hob with matching unit cooker hood over, space for fridge freezer, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, wall mounted gas central heating boiler, coved ceiling and radiator.

**Lounge: 5.33m (17'6") x 3.30m (10'10")**

Having electric fire with surround, coved ceiling, radiator, and French doors to the:

**Conservatory: 2.95m (9'8") x 1.90m (6'3")**

Having radiator and door to rear garden.

**Bedroom 1: 3.28m (10'9") x 3.28m (10'9")**

Having coved ceiling and radiator.

**Bedroom 2: 2.92m (9'7") x 2.34m (7'8")**

Having coved ceiling and radiator.

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

Being full tiled and having close coupled w.c floating hand washbasin with pillar taps, corner shower cubicle with mains fed shower, loft access, extractor fan and chrome towel radiator.

**Outside:**

The front garden is laid to lawn with a paved path leading to the front entrance door. The Rear Garden is laid to patio for ease of maintenance and is partly enclosed by a timber picket fence. A gate provides access to a path leading to the communal parking area. An external light and a cold water tap is fitted.

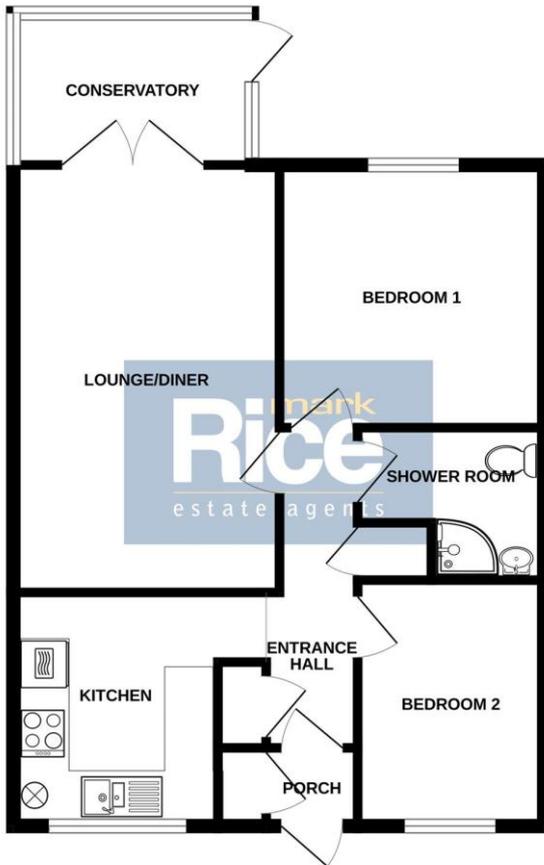
**Agents Note:**

The property is offered for sale on a Leasehold basis and the term of the lease is 999 years from 1986.

There is an annual service charge payable and the estimate for the year 1/4/25 to 31/3/26 was £639.05.

**Council Tax Band A.****Kitchen****Lounge****Conservatory****Bedroom 1****Shower Room**

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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*Rear Garden*

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 03/02/26*

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