

***ELECTRIC STATION ROAD,  
SLEAFORD, NG34 7QL***



***£135,000***

***A spacious Two Bedroom Semi Detached House in need of modernisation and updating, located within walking distance of the town centre and its amenities and offered to the market with No Forward Chain. The property benefits from Double Glazing and has accommodation comprising Entrance Lobby, Lounge, Dining Room, Kitchen with pantry off, Two Double Bedrooms with Bathroom off bedroom two, and Separate W.C. Outside, the rear gardens are much larger than average and South West facing and has a brick built store and outside W.C.***

**Directions:**

From our office, head South and turn right into Westgate. Take the seventh turning on the right into Electric Station Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A glazed timber door provides access to the Entrance Lobby with doors off to the Lounge and Dining Room.

**Lounge: 4.04m (13'3") x 3.48m (11'5")**

Having gas fire.

**Dining Room: 4.04m (13'3") x 3.61m (11'10")**

Having understairs store cupboard, feature fireplace with built-in store cupboard and electric radiator.

**Kitchen: 2.16m (7'1") x 2.06m (6'9")**

Having a single inset composite sink with single tap, water heater, free standing gas cooker, tiled splashbacks, separate pantry (2.16m (7'1") x 1.17m (3'10")), and side entrance door.

Stairs from the lobby provide access to the first floor landing having smoke alarm.

**Bedroom 1: 4.04m (13'3") x 3.61m (11'10")**

Having feature fireplace and electric radiator.

**Bathroom: 3.20m (10'6") x 2.16m (7'1")**

Having airing cupboard and panelled bath with pillar taps.

**Bedroom 2: 4.01m (13'2") x 2.49m (8'2") max**

Having feature fireplace and electric radiator.

**Separate W.C:**

Having close coupled w.c, floating hand washbasin with cold water tap, separate water heater, and tiled splashbacks.

**Outside:**

To the front is a concrete path providing access to the **South West Facing Rear Garden** with an attached **Brick Built Store 2.57m (8'5") x 2.16m (7'1")** max, with power and lighting. There is a **Separate W.C.** with high level W.C. The remainder of the garden is laid to lawn with decorative shrubs and shed, all partially enclosed by timber fencing.

**Council Tax Band: A**



**Lounge**



**Dining Room**



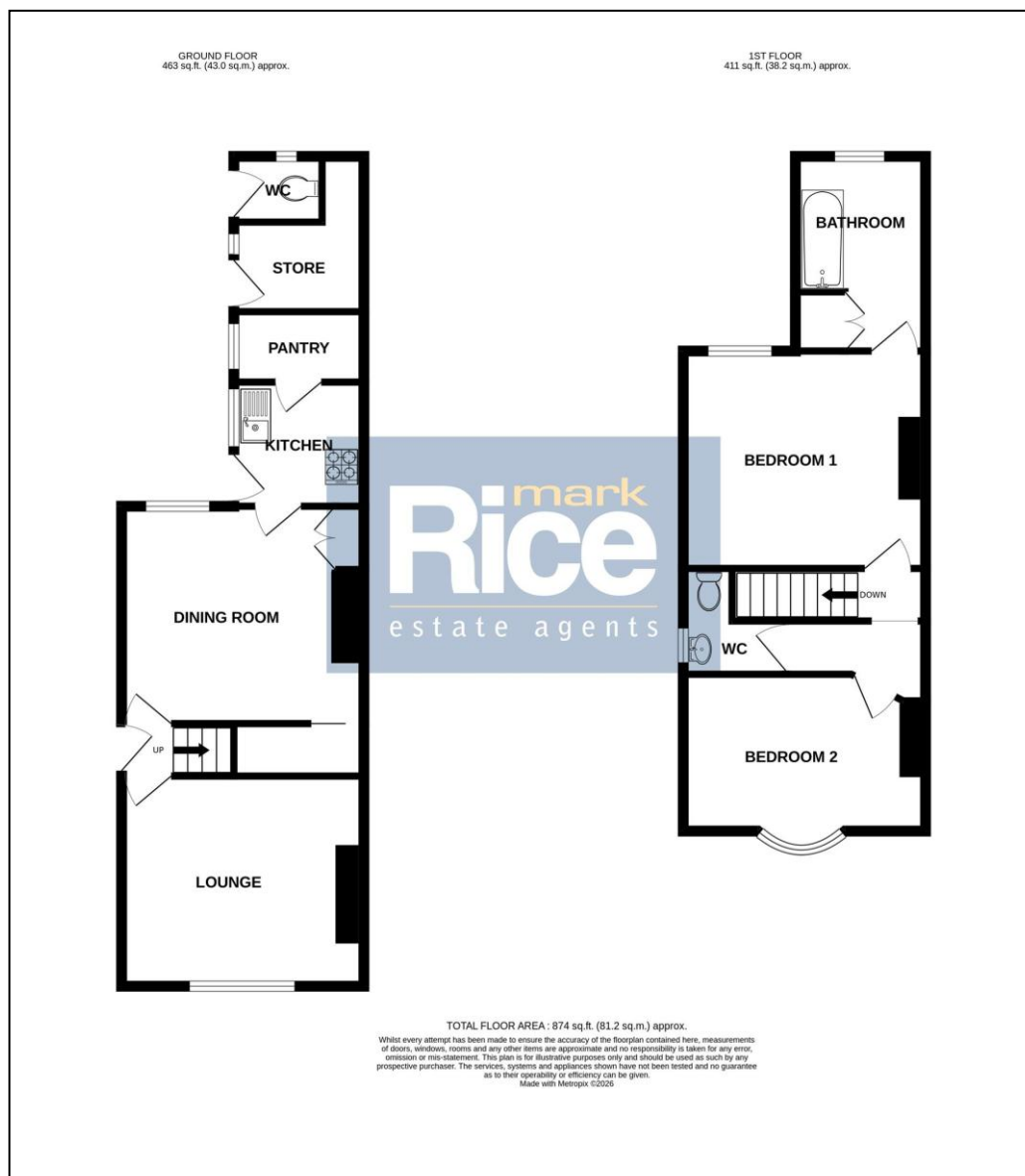
**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Bedroom 2**



**Rear Garden**

**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 21/10/2026*

**Viewing Strictly by Appointment With Mark Rice Estate Agents**  
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