

***WILLOW COURT,
SLEAFORD, NG34 7GJ***



£178,500

Located in this quiet cul-de-sac within walking distance of the town centre and its amenities, a Three Bedroom Semi Detached House with a Fully Enclosed Rear Garden and Detached Garage. The property is offered to the market with No Forward Chain and has undergone a scheme of improvements by its current owners including new carpets, a new bedroom window and a new patio and front access. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms and Family Bathroom. Outside, a tandem drive provides Parking for two small vehicles, whilst the rear garden has a newly laid patio and is particularly private.

Directions:

From our office follow the one way system past the Market Place turning right into Carre Street and bear right into Boston Road. Filter left and after the level crossing turn left into Mareham Lane. Take the second turning on the right into Boundary Pastures and take the third turning on the left into Willow Court. Follow the road as it bears to the right where the property is located on the left hand side.

A double glazed entrance door provides access to the Entrance Hall having smoke alarm and radiator.

Lounge: 4.47m (14'8") x 3.58m (11'9")

Having feature electric fire with surround, understairs recess and radiator.

Kitchen Diner: 4.47m (14'8") x 3.61m (11'10") max

Having a range of matching wall and base units with worktop over, new stainless steel sink with new pillar taps, gas cooker with stainless steel cooker hood over, space and plumbing for washing machine and dishwasher, tiled splashbacks, tiled floor and radiator.

Stairs from the hall provide access to the first floor landing having loft access and smoke alarm.

Bedroom 1: 3.61m (11'10") x 2.59m (8'6")

Having radiator and built-in wardrobe with double sliding mirror doors.

Bedroom 2: 3.61m (11'10") x 1.83m (6'0")

Having radiator.

Bedroom 3: 2.90m (9'6") x 1.68m (5'6")

Having radiator.

Bathroom:

Being fully tiled and having a close coupled w.c, pedestal hand washbasin with new pillar taps, panelled bath with new mixer tap and electric shower unit over with shower screen, airing cupboard housing the Worcester Bosch combination boiler and radiator.

Outside:

A tandem drive provides **Off Road Parking** for approximately two vehicles and approaches the **Detached Garage 5.08m (16'8") x 2.59m (8'6")** having manual up and over door, power, lighting and loft storage. The remainder of the front garden is laid to lawn with a paved path leading to the front door.

A timber gate provides access to the **Rear Garden** which is South facing and predominantly laid to lawn with a newly laid patio, a paved path and borders with decorative hedging, all enclosed by timber fencing, with a new fence and concrete post installed on the left hand side, and a cold water tap is fitted.

Council Tax Band B.



Lounge



Kitchen Diner



Further Aspect



Bedroom 1



Bedroom 2

GROUND FLOOR
489 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 62026



Bedroom 3



Bathroom



Outside



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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 11/08/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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