

***THOMAS STREET,
SLEAFORD, NG34 7QD***



£100,000

Offered to the market with No Forward Chain and within walking distance of the town centre, this Two Bed Terraced House does require some damp proof work however, benefits from Gas Central Heating and Double Glazing. The accommodation comprises Lounge, Dining Room Kitchen, Two Bedrooms and Bathroom, and there is a Yard to the rear.

Directions:

From our office head South and take the second turning on the right into Watergate which in turn leads into Westgate. Thomas Street is the first turning on the left, after Sainsbury's car park, and the property is on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Lounge: 3.66m (12'0") x 3.15m (10'4")

Having three wall light points and radiator.

Inner Lobby:

Providing access to the:

Dining Room: 3.66m (12'0") x 3.25m (10'8")

Having understairs cupboard and radiator.

Lobby Area:

Having double glazed side door.

Kitchen: 4.37m (14'4") x 2.29m (7'6") narrowing to 1.65m (5'5")

Having a range of wall and base units with worktop over, inset single drainer sink, plumbing for washing machine, cooker hood and radiator.

Stairs provide access to the first floor landing.

Bedroom 1: 3.58m (11'9") x 3.35m (11'0")

Having radiator and two wall light points.

Bedroom 2: 3.28m (10'9") x 2.16m (7'1")

Having radiator.

Bathroom:

Having bath, pedestal hand washbasin, low level w.c and radiator.

Outside:

A shared passageway to the side of the property provides access to the Rear Yard.

Council Tax Band A.



Lounge



Dining Room



Kitchen

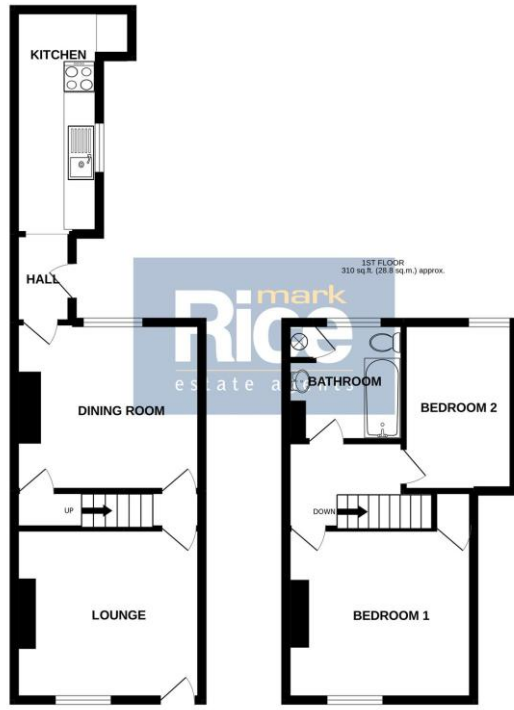


Bedroom 1



Bedroom 2

GROUND FLOOR
383 sq ft (35.0 sq m) approx.



1ST FLOOR
310 sq ft (28.8 sq m) approx.

TOTAL FLOOR AREA: 693 sq ft (64.4 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.
Made with Metreplan 12/02



Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 24/08/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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