

***DOVE CLOSE,
SLEAFORD, NG34 7UT***



New Price £152,500

A Two Bedroom End Terrace House located within this particularly popular area and offered to the market with No Forward Chain. The property would make an ideal first time or investment purchase and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Kitchen, Lounge Diner, Two Bedrooms and Family Bathroom. Outside, there is an allocated parking space to the front, and the rear garden is South facing and fully enclosed.

Directions:

From our office head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. Take the first turning on the right into Finch Drive and take the fourth turning on the left into Dove Close. Follow the road to the head of the cul-de-sac where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having radiator.

Kitchen: 2.59m (8'6") x 2.36m (7'9")

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 gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, concealed wall mounted Baxi gas central heating boiler, coved ceiling and radiator.

Lounge Diner: 4.67m (15'4") x 3.56m (11'8") max

Having understairs store area, coved ceiling, radiator and rear entrance door.

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

Bedroom 1: 3.68m (12'1") x 3.56m (11'8") max

Having radiator.

Bedroom 2: 3.66m (12'0") x 1.70m (5'7")

Having loft access and radiator.

Bathroom: 2.64m (8'8") x 1.73m (5'8") max

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over with shower screen, extractor fan, shaver point, airing cupboard and chrome towel radiator

Outside:

*There is an **Allocated Parking Space** for one vehicle to the front of the property and the remainder of the front garden is laid to lawn with plum slate borders. A concrete path leads to a timber gate which provides access to the **South Facing Rear Garden** which is fully enclosed by timber fencing and laid to lawn with a patio area, decorative well stocked borders, a metal storage shed and a cold water tap is fitted.*

Council Tax Band: A

**Kitchen****Lounge Diner****Bedroom 1****Bedroom 2****Bathroom**

GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.

1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metropix (05026)



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	74	
(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 06/05/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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