

***WESTGATE,  
SLEAFORD, NG34 7PP***



***£157,500***

***A spacious Three Bed End Terraced House only a few minutes' walk from the centre of Sleaford and its amenities and offering a large Dining Kitchen, Enclosed Courtyard and Spacious Bedrooms. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Lounge, Dining Kitchen, Rear Lobby and Ground Floor Shower Room, whilst to the first floor are Three Double Bedrooms. Outside there is a fully enclosed courtyard to the rear which is particularly private and not overlooked.***

**Directions:**

From our office, head South and turn right into Westgate. The property is located on the right hand side.

A composite entrance door provides access to the:

**Lounge: 4.60m (15'1") x 3.58m (11'9")**

Having coved ceiling and radiator. Double opening doors lead to the:

**Dining Kitchen: 4.57m (15'0") x 4.42m (14'6")**

Having a range of matching wall and base units with worktop over, 1½ bowl inset ceramic sink with mixer tap, integrated eye level electric oven, inset four ring gas hob, integrated fridge freezer, space and plumbing for washing machine, downstairs store cupboard, coved ceiling, radiator and an arch providing access to the:

**Rear Lobby: 2.34m (7'8") x 1.17m (3'10")**

Having radiator and rear entrance door.

**Shower Room: 1.85m (6'1") x 1.73m (5'8")**

Having concealed cistern w.c, pedestal hand washbasin with mixer tap, walk-in shower cubicle with mains fed shower, Velux window and chrome towel radiator.

Stairs from the hall provide access to the first floor landing.

**Bedroom 1: 4.57m (15'0") x 3.61m (11'10")**

Having radiator.

**Bedroom 2: 3.48m (11'5") x 2.31m (7'7") max**

Having radiator.

**Bedroom 3: 4.01m (13'2") x 1.98m (6'6")**

Having radiator and loft access.

**Outside:**

The **Rear Courtyard** is laid to patio for ease of maintenance, with an external brick built store with a double glazed entrance door, all enclosed by brick walling and a cold water tap is fitted.

Council Tax Band A.



**Lounge**



**Dining Kitchen**



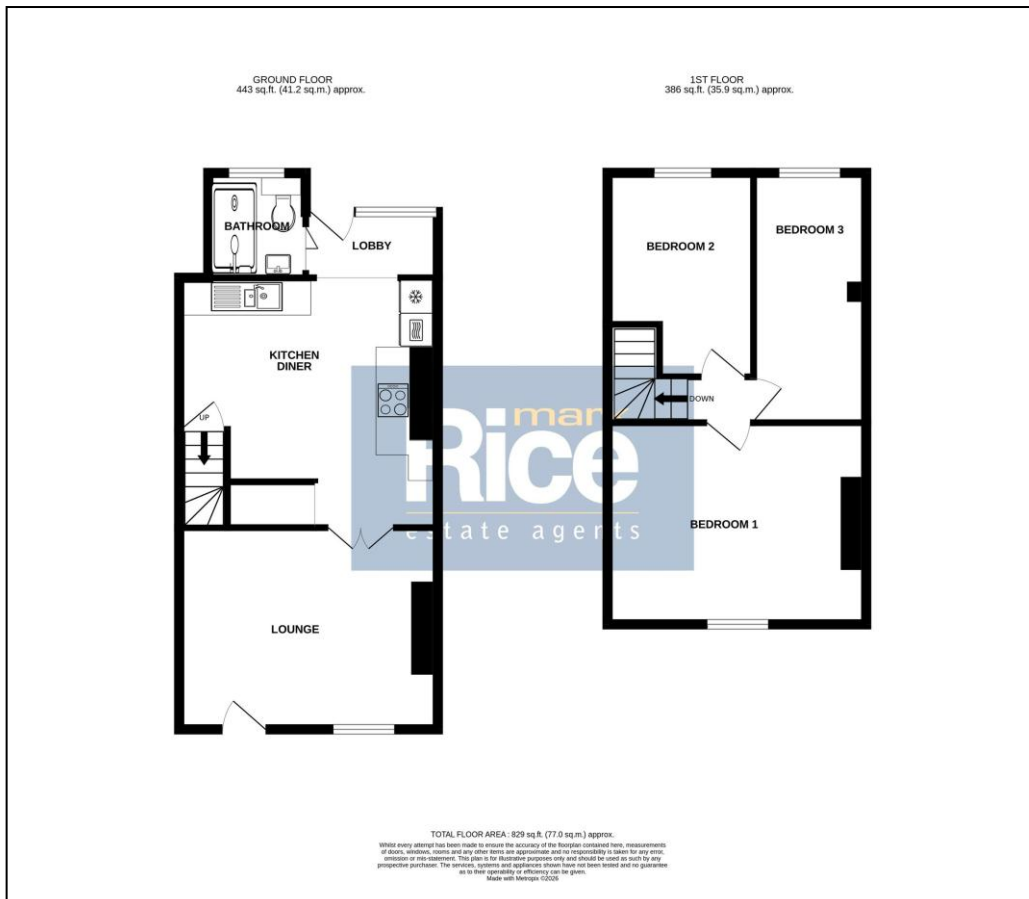
**Further Aspect**



**Shower Room**



**Bedroom 1**



*Bedroom 2*



*Bedroom 3*



*Courtyard*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 14/04/2026*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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