

DRAFT

***ALEXANDRA ROAD,
SLEAFORD, NG34 7QW***



£150,000

A spacious Three Bedroom Mid-Terrace House located within walking distance of the town centre with larger than average Rear Gardens and offered to the market with No Onward Chain. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Lounge, Dining Room, Kitchen, Downstairs Bathroom, and Three Spacious Bedrooms. Outside the Large Gardens offer a large patio area, and steps down to a lawned area. The property would benefit from some minor cosmetic updating but offers a buyer the opportunity to put their own mark on this spacious home.

Double glazed door provides access to the:

Lounge: 4.04m (13'3") x 3.58m (11'9")

Having wall mounted electric fireplace and radiator.

Dining Room: 3.66m (12'0") x 3.89m (12'9")

Having understairs store cupboard, French doors to the rear garden, and radiator.

Kitchen: 1.60m (5'3") x 3.73m (12'3")

Having matching wall and base units with worktop over, inset 1 1/2 bowl composite drainer sink with mixer tap, eye level electric oven, four ring Gas hob with matching unit cooker hood over, tiled splashbacks, space and plumbing for washing machine, and side entrance door.

Bathroom: 1.63m (5'4") x 2.64m (8'8")

Being fully tiled and having close coupled W.C., pedestal hand washbasin with mixer tap, panelled bath with pillar taps and mains fed shower over with shower screen, wall mounted Worcester Bosch Gas central heating boiler, extractor fan, and chrome towel radiator.

Stairs from the inner hall provide access to the **First Floor Landing** having smoke alarm and loft access.

Bedroom 1: 3.58m (11'9") x 3.89m (12'9")

Having store cupboard and radiator.

Bedroom 2: 2.36m (7'9") x 3.53m (11'7")

Having built-in wardrobe and radiator.

Bedroom 3: 2.49m (8'2") x 2.77m (9'1")

Having radiator.

Outside:

The rear gardens are fully enclosed by timber fencing with a large raised hardstanding area laid to concrete and patio with a timber shed. A timber decking area provides steps leading to the lawned area of the garden with further hardstanding housing the summer house. A cold water tap is fitted.

Council Tax Band: A



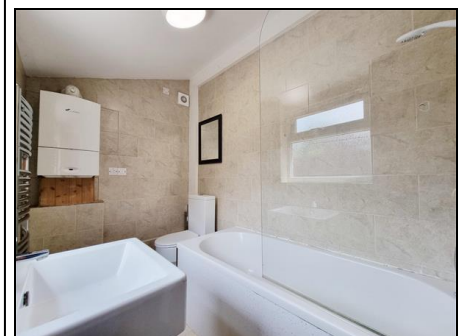
Lounge



Dining Room



Kitchen



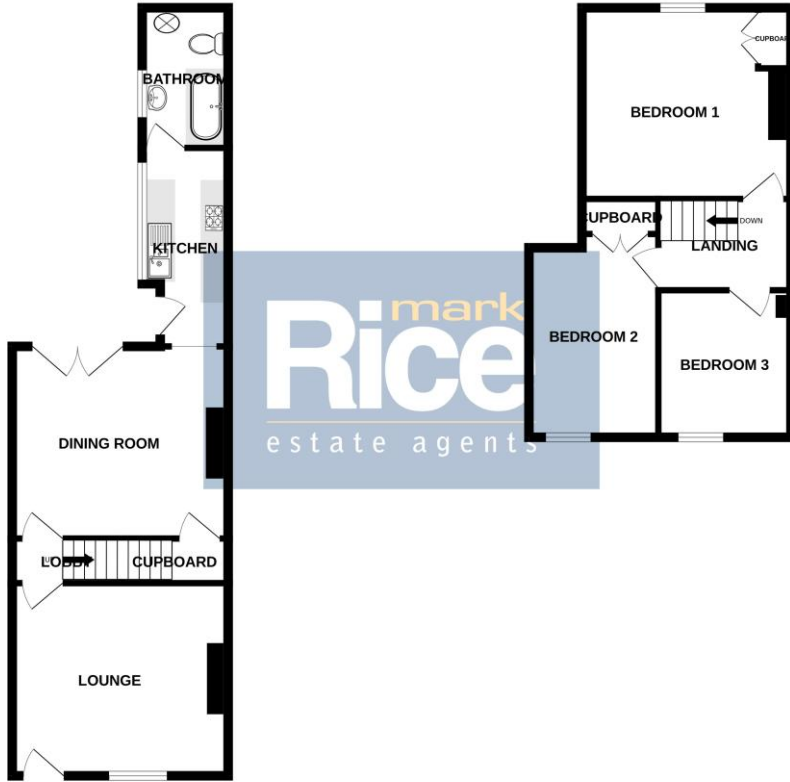
Bathroom



Bedroom 1

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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 Metropix i2025



Bedroom 2



Bedroom 3



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(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 02/07/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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