



**Eastgate, Sleaford NG34 7DU**

**welcome to**

**Eastgate, Sleaford**

A charming and deceptively spacious Grade II listed terraced home situated in a highly regarded central location, offering a blend of period character and practical modern living. The property features generous living accommodation, an enclosed low-maintenance rear garden with a driveway. No chain.



**Entrance Hall**

Having a radiator.

**Lounge**

Featuring a fireplace with electric fire, TV point, radiator, window to the front and further window to the:

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, sink, oven, plumbing for washing machine, breakfast bar, vinyl flooring to the kitchen area, carpet to the dining area, two radiators, gas fire, three cupboards and window to the rear.

**Cloakroom**

Fitted with a wash hand basin, WC and window to the rear.

**First Floor Landing**

Having a cupboard.

**Bedroom One**

There is a radiator and window to the rear.

**Bedroom Two**

Having a radiator and window to the front.

**Bedroom Three**

There is a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, cupboard, radiator and windows to the side and rear.

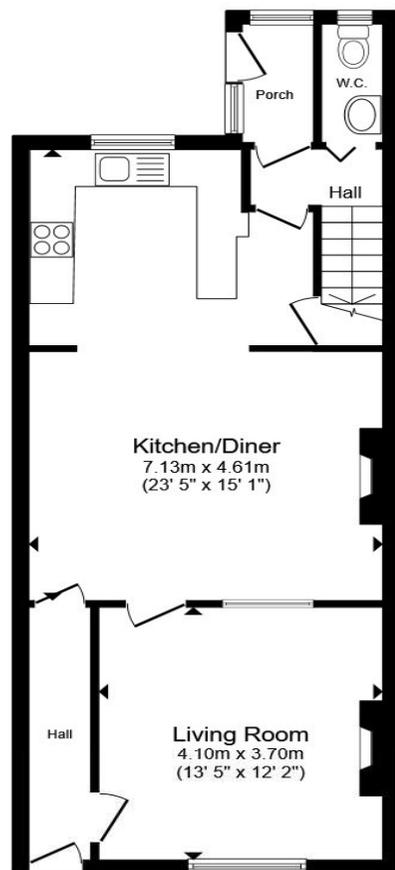
**Rear Garden**

The enclosed gated rear garden has gravel and access to parking.

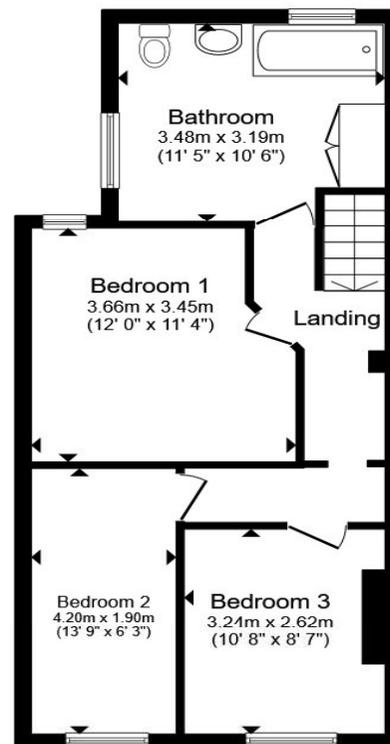


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**Ground Floor**



**First Floor**

Total floor area 103.5 m<sup>2</sup> (1,114 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Eastgate, Sleaford

- Deceptively spacious Grade II listed property
- Outskirts of Sleaford town centre within walking distance to amenities
- Private driveway to the rear
- Fantastic potential to purchase a home full of character
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112904 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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