



Mareham Lane, Sleaford  
£165,000



2 1 1

## Key Features

- End of Terrace House
- Two Double Bedrooms
- Close Walking Distance to Town Centre
- Well Presented Throughout
- Kitchen Diner
- Lounge with Feature Open Fire Place
- EPC rating D
- Current Council Tax Band A





Situated within close walking distance of Sleaford town centre, this well-presented two double bedroom end terrace home offers spacious and versatile accommodation throughout. Side access leads to a large entrance porch, currently utilised as excellent storage space, with access through to the rear garden and into the open-plan kitchen diner, which in turn opens onto a generous seating area, further lawned garden and timber shed. Leading from the kitchen diner is a cosy lounge featuring an attractive open fireplace, while to the first floor are two double bedrooms and a spacious four-piece family bathroom. Viewing is highly recommended to fully appreciate everything this charming home has to offer.

#### Entrance Porch

Currently used as storage space with door to rear garden.

#### Kitchen Diner

5.33m x 3.03m (17'6" x 9'11")

Kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated eye level oven, four ring electric hob with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, opening to Dining area with a velux window and french doors to rear garden.

#### Lounge

4.85m x 5.16m (15'11" x 16'11")

With feature open fire place, TV and BT point, storage cupboard under stairs, window to front aspect and radiator.

#### Landing

#### Bedroom One

2.57m x 4.26m (8'5" x 14'0")

With storage cupboard over stairs, window to front aspect and radiator.

#### Bedroom Two

3.31m x 3m (10'11" x 9'10")

With window to rear aspect and radiator.

#### Bathroom

2.15m x 3.35m (7'1" x 11'0")

Four piece suite comprising walk in mains fed shower, separate bath, hand wash basin, low level wc, window to rear aspect and radiator.

#### Outside

The rear garden is well presented, a generous sized patio area leads to lawn with decorative borders, to rear with a timber shed.

## Agents Note

These are draft particulars awaiting vendor approval.

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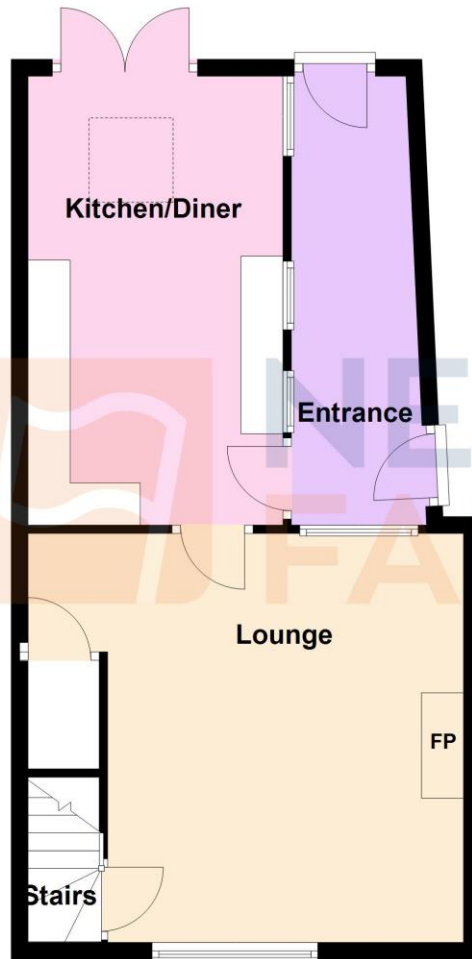




# Floorplan

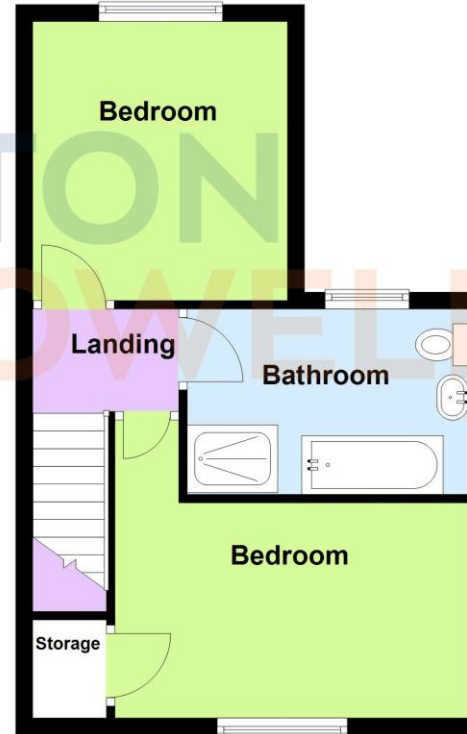
## Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 sq. feet)

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