



Castle Terrace, Sleaford
£150,000



- End of Terrace House
- Two Double Bedrooms
- Overlooking the River Slea
- Modern Kitchen
- Modern Bathroom
- Well Presented Throughout
- Freehold
- EPC rating D
- Current Council Tax Band A



IDEAL FOR FIRST TIME BUYERS AND INVESTORS

Situated just a short walk from Sleaford Town Centre and enjoying attractive views over the River Sleaf, this well-presented two double bedroom end-terrace home has been recently updated by the current owner and offers spacious accommodation throughout. The property comprises a fitted kitchen, separate dining room, comfortable lounge, two generous double bedrooms and a family bathroom. Conveniently located close to local amenities, transport links and the town centre, this property represents an excellent opportunity for first-time buyers, investors or those looking to downsize. Early viewing is highly recommended to fully appreciate the location, size and quality of accommodation on offer.

Lounge

3.31m x 4.26m (10'11" x 14'0")

With French doors leading to rear garden, fire place, TV point, laminate flooring and radiator.

Kitchen

2.32m x 3.84m (7'7" x 12'7")

A modern kitchen having a range of base and eye level units with work surface over, electric oven with gas hob and extractor hood over, space and plumbing for washing machine, composite sink with drainer and mixer tap, tiled flooring, part glazed door and window to side and radiator.

Dining Room

3.65m x 4.26m (12'0" x 14'0")

With continued laminate flooring, BT point, understairs storage cupboard, window to front aspect and radiator.



Bedroom One

3.31m x 4.26m (10'11" x 14'0")

With window to rear aspect and radiator.

Bedroom Two

3.65m x 2.74m (12'0" x 9'0")

With window to front aspect and radiator.

Family Bathroom

A modern three piece fully tiled suite comprising paneled bath with mains fed shower over, pedestal hand wash basin set in vanity unit with cupboards under, low level wc, extractor fan, window to front aspect and radiator.

Outside

The front of the property offers a small courtyard with timber fence surround.

The south facing rear garden overlooks the River Slea and offers an area laid to lawn with decorative borders, leading to large timber shed with seating area and side access.



Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

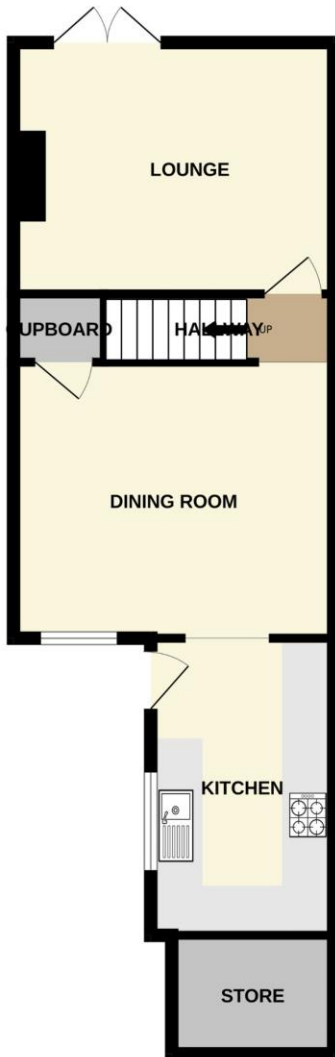
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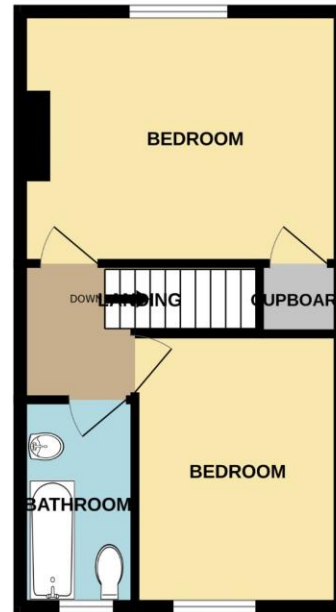


Floorplan

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



CASTLE TERRACE, SLEAFORD, NG34 7QG

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.
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