BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Snow Close, Holdingham, Sleaford, Lincs NG34 8YT

Asking Price £170,000 Freehold

NO CHAIN on this end terraced house which is in the popular location of Holdingham. A viewing is a must to appreciate the size of the property. The accommodation comprises of Entrance Porch, Lounge, Kitchen/Diner, Downstairs W.C., Three Double Bedrooms with En-suite to Master, Family Bathroom and Off Road Parking. The property is fully UPVc double glazed and has gas central heating with radiators to all rooms. EPC Rating is B and Council Tax Band is B.

Accommodation
The property is entered through a composite part glazed door into the entrance porch.

Entrance Porch
Having laminate flooring and the electric consumer unit on the wall.

Lounge
14'8" x 11'10" (max)

This room has laminate flooring, T.V. point and an understairs storage cupboard which houses the fibre broadband unit.

Downstairs W.C.
Having a wall mounted wash hand basin with tiled splashback, close coupled W.C., extractor fan and laminate flooring.

Inner Hallway
Having laminate flooring and thermostat heating control.

Kitchen/Diner
11'10" x 8'5"

Having a range of wall and base units with worktop over, one and half bowl stainless steel sink with mixer tap, electric over, gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, slimline dishwasher, a freestanding storage unit with shelving, laminate flooring and UPVc patio doors leading to the rear garden.

Bedroom Two
11'10" x 9'7"

Having a freestanding triple wardrobe.

Bedroom Three
11'10" x 8'9"

A good sized third bedroom with telephone point.

Bathroom

Having a three piece white suite comprising of pedestal wash hand basin, close coupled W.C., panelled bath

with glass shower screen and shower mixer tap, mermaid boarding around the bath area, extractor fan and laminate flooring.

Landing
Having a built in cupboard with hanging rail.

Master Bedroom
13'0" x 8'5"

Having access to the loft and thermostat heating control.

En-Suite

A large en-suite comprising of a fully tiled shower cubicle with mains fed shower, close coupled W.C., pedestal wash hand basin, extractor fan, velux window and vinyl tiled flooring.

Outside Front
To the front of the property is the allocated parking space, a paved slab pathway leading to the side entrance gate to the rear garden and a small gravelled area.

Rear Garden

A fully enclosed rear garden laid mainly to lawn with a paved patio area.

Service Charge
The service management charge for the last year was £156.00.

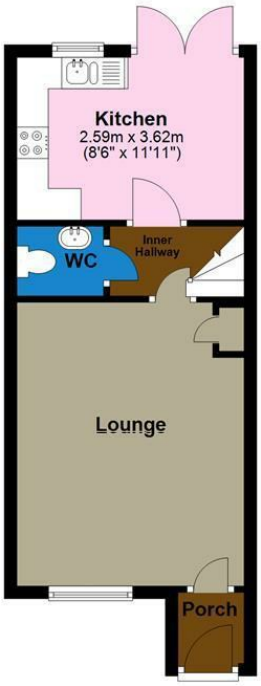
Financial Services
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to

commission their own survey or service reports before finalising their offer to purchase.
5. 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. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

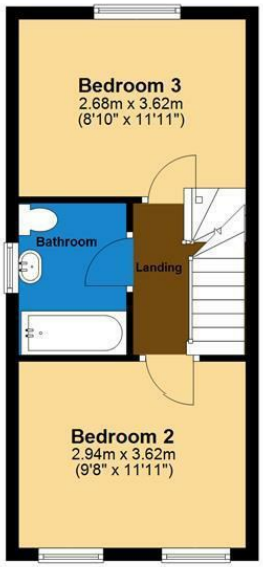
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor

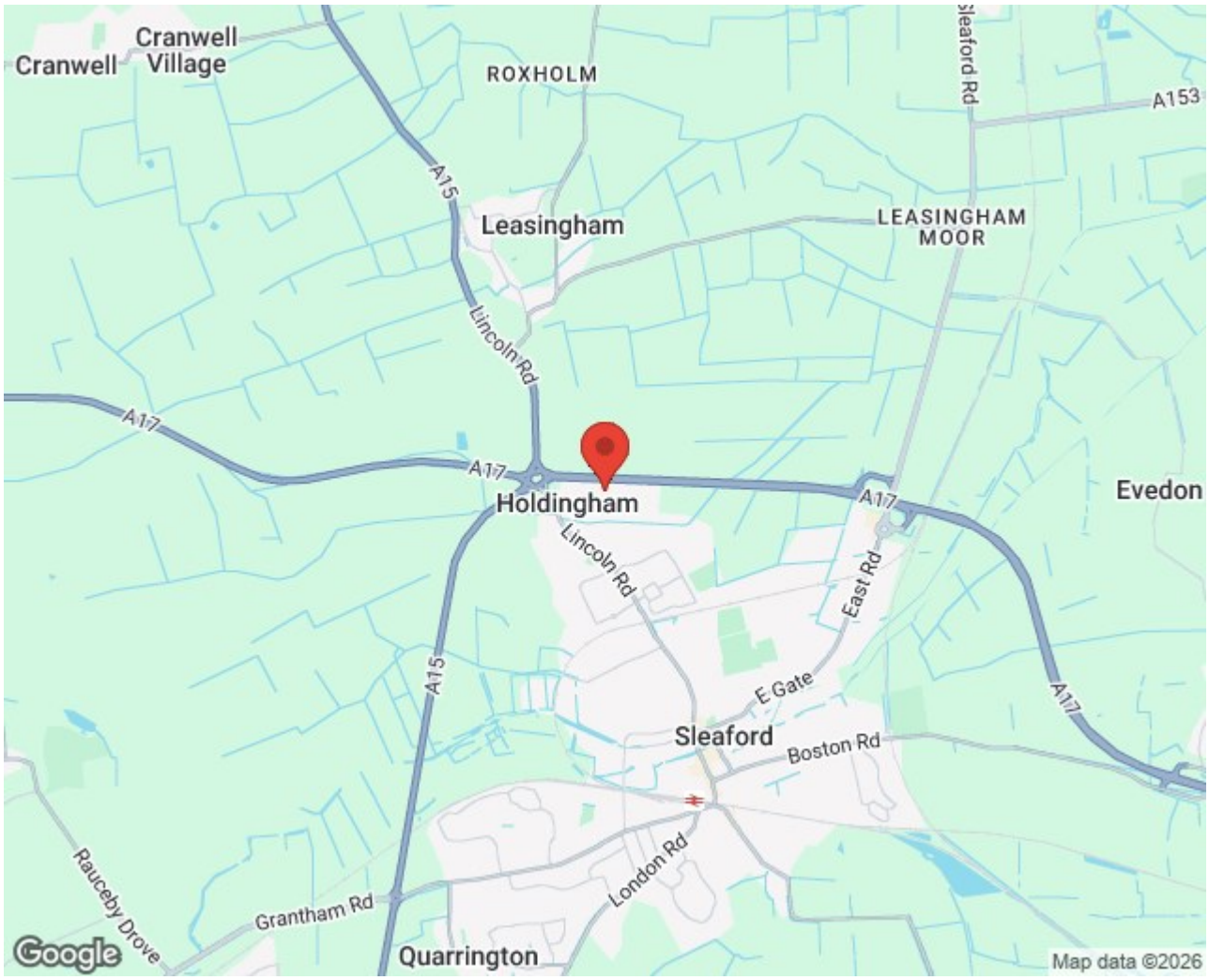
Approx. 29.8 sq. metres (321.2 sq. feet)



Second Floor

Approx. 15.8 sq. metres (170.1 sq. feet)

Total area: approx. 77.3 sq. metres (831.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	