

Kinross Road, Sleaford, NG34 8GF



Asking Price £210,000 Freehold



****NO CHAIN**** A beautifully presented 3 bedroom end terraced town house located in the popular Greylees development near Sleaford, spread over three storeys having undergone full re-decoration throughout. briefly comprising of: Hallway, ground floor WC, kitchen, lounge/diner with patio doors leading onto a conservatory, first floor offers: two double bedrooms one with wardrobes and a family bathroom, the top floor has master bedroom and its own en-suite shower room.

Outside offers an enclosed walled rear garden with single garage access with parking in front, the front aspect benefits from having a low maintenance frontage with wrought iron railings, trees and shrubs but directly in front there is a large immaculately kept communal garden with seating.

The property has gas central heating with radiators to all rooms and UPVC double glazing producing an EPC of: C. Council Tax band: C
There is an annual management fee of £398 for the upkeep of communal gardens and other outside spaces.

Hall
11'5" x 3'3"



The property is entered through a composite door with two upper glazed small square panels into the hallway, tiled flooring, pendant lighting, and smoke alarm on the ceiling, room thermostat, staircase with carpeted flooring and white balustrade, window to side elevation, doors to lounge, ground floor WC and kitchen.

Lounge/Diner
15'6" x 13'2"



Generous size living room with new carpet, patio doors with adjacent side windows allowing loads of extra light from the conservatory, double radiator, three wall lights, TV and telephone points and an under stairs cupboard with shelving.

Kitchen
11'5" x 5'11"



Having window to the front elevation, tiled flooring, fridge freezer, space and plumbing for washing machine and a dishwasher, one and half bowl stainless steel sink with mixer tap, laminate worktops with tiled splash-back, electric single oven with gas hob and extractor hood above, a range of wall and base units, wall unit housing boiler with heating controls on the wall underneath.

WC
6'6" x 2'9"



Close-coupled toilet, hand wash basin, tiled flooring, consumer unit and window to side elevation.

Conservatory
10'2" x 10'6"



Having a tiled floor with electric under floor heating, electric sockets, full height windows to two elevations

with fully glazed UPVC double doors opening onto the garden. shallow windows at the top of the wall on the right elevation and wall lighting,

Bedroom 2 **8'6" x 13'1"**



Situated on the first floor, having two windows to the rear elevation, carpeted flooring, double radiator, pendant lighting and double wardrobes with hanging and shelving.

Bathroom **6'8" x 5'7"**



Entered off the first floor landing having; tiled flooring, paneled bath with low-level tiling around with mixer tap, close-coupled toilet, pedestal sink with separate hot and cold taps, half height tiling, heated towel rail, shaver socket, airing cupboard housing pressurised, hot water tank.

Bedroom 3 **6'4" x 13'2"**



Situated on the first floor having two windows to the front elevation, single radiator, carpeted flooring and pendant lighting.

Landing **8'6" x 6'11"**



Window to side elevation and carpeted staircase with white balustrade.

Bedroom 1
13'1" x 6'7"



Dormer window to front elevation, carpeted flooring, double radiator, loft and eaves access, pendant lighting and TV socket with staircase boxing shelf large enough for a TV.

Landing
12'0" x 4'2"



Window to the side elevation, carpeted staircase with white balustrade, pendant lighting and a double storage cupboard with shelf and access into the eaves.

En-suite
5'1" x 8'8"



Having V-Lux window to rear elevation, tiled flooring, single radiator, tiled shower enclosure with mixer shower, extractor fan in the ceiling, close-coupled toilet, pedestal sink with separate hot and cold taps with a tiled wall behind.

Garage
17'9" x 9'1"



Garage with parking for one car in front, up and over door, personnel door at the rear accessed from the garden, having lighting and sockets.

Outside front and side



The front and side garden are fairly low maintenance being laid to paving and gravel with wrought iron railings bordering the public footpath, it benefits from some trees and shrubs but has the advantage of overlooking the communal green featuring some beautiful large trees and seating areas. Side access is permitted via a lockable wooden gate leading to the rear garden.

Rear Garden

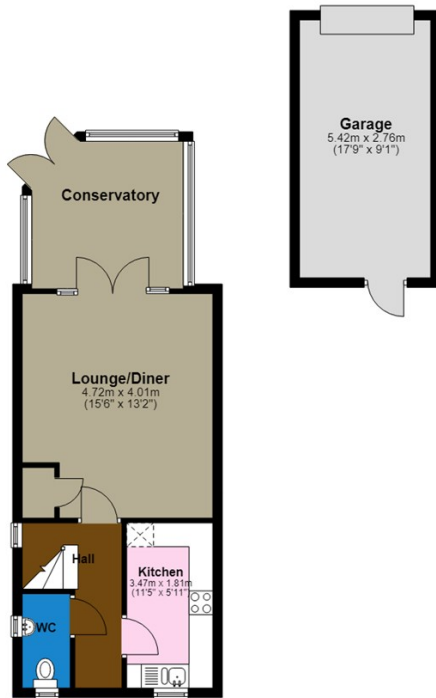


Being laid to lawn with a perimeter flower bed, features a patio and has a personnel door into the back of the garage.

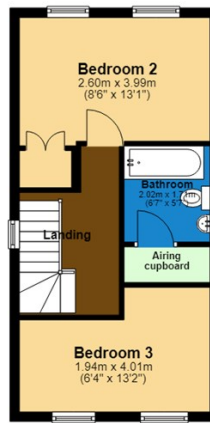
Financial Services

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.

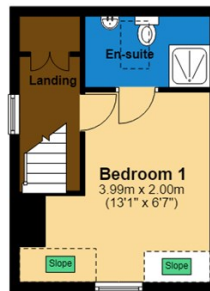
Ground Floor
Approx. 57.5 sq. metres (619.1 sq. feet)



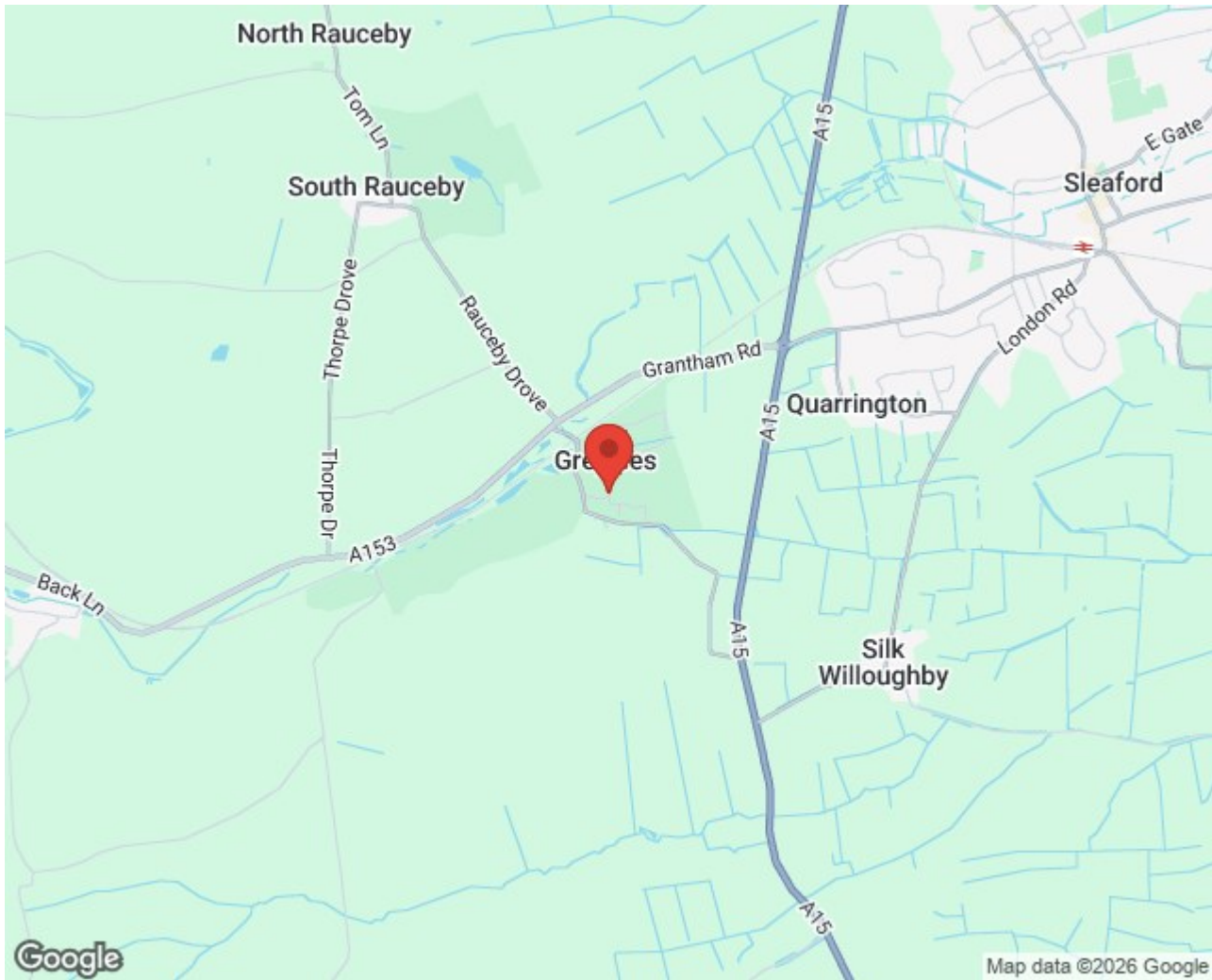
First Floor
Approx. 33.1 sq. metres (356.2 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.3 sq. feet)



Total area: approx. 113.6 sq. metres (1222.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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		
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