BELVOIR!

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

Whittle Road, Holdingham, Sleaford, NG34 8YU

Asking Price £265,000 Freehold

VIEWING IS A MUST on this detached house in the popular location of Holdingham to appreciate the size of the property and garden. The accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., Four Bedrooms with En-suite to Master, Family Bathroom and Single Integral Garage. EPC Rating is B and Council Tax Band is D. The property is fully UPVC double glazed and has gas central heating.

Accommodation
The property is entered via a composite part glazed door into the entrance hallway.

Entrance Hallway
Having stairs off to first floor landing, vinyl flooring, smoke alarm and electric consumer unit.

Lounge
15'9" x 11'0"

A good sized room with French doors leading into the kitchen/diner and an understairs storage cupboard is accessed from this room.

Kitchen/Diner
17'3" x 10'3"

Having a range of wall and base units with worktop over and upstand, electric oven, gas hob with extractor over, integrated fridge and freezer, integrated dishwasher, one and half bowl inset stainless steel sink, ceiling spot lights, vinyl flooring, smoke alarm and at the dining end patio doors leading into the rear garden.

Utility Room

Having base units with worktop over, wall mounted combi boiler, space and plumbing for washing machine and vinyl flooring.

Downstairs W.C.

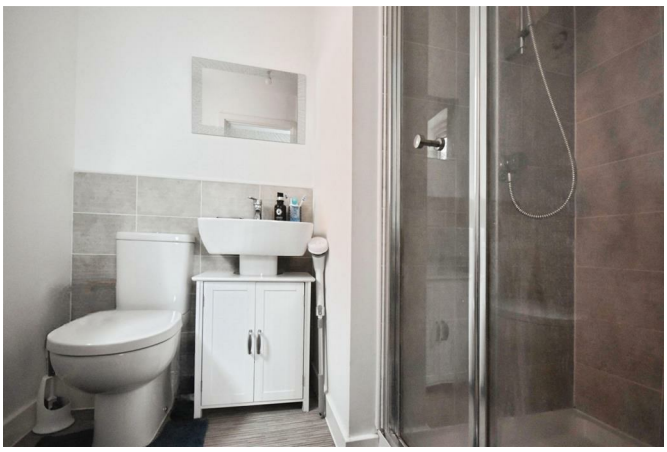
Having a pedestal wash hand basin, close coupled W.C., radiator cover and vinyl flooring.

Landing
There is loft access from the landing and doors off to all upstairs rooms.

Master Bedroom
14'5" x 13'5" (max)

There is a double built in mirrored wardrobe in this room and door off to en-suite.

En-Suite



Having a double mains fed shower with tiled walls, close coupled W.C., pedestal wash hand basin with cupboard beneath, heated towel rail and extractor.

Bedroom Two
12'2" x 9'3"

Having a built in storage cupboard.

Bedroom Three
9'6" x 9'3"

Bedroom Four
10'5" x 7'1"
Having a built in storage cupboard and smoke alarm.

Family Bathroom

Having a white three piece suite consisting of pedestal wash hand basin, close coupled W.C., panelled bath with electric shower over and glass shower screen, partially tiled walls, extractor, vinyl flooring and heated towel rail.

Outside Front
To the front is a tarmacadum driveway leading to the garage with up and over door, paved area for additional parking, a shrubbed area and pathway leading to the side access gate.

Rear Garden

The garden is fully enclosed, mainly laid to lawn, with a large paved patio area, bordered area and outside tap.

Other Information
The latest service charge for the property was £181.00.

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

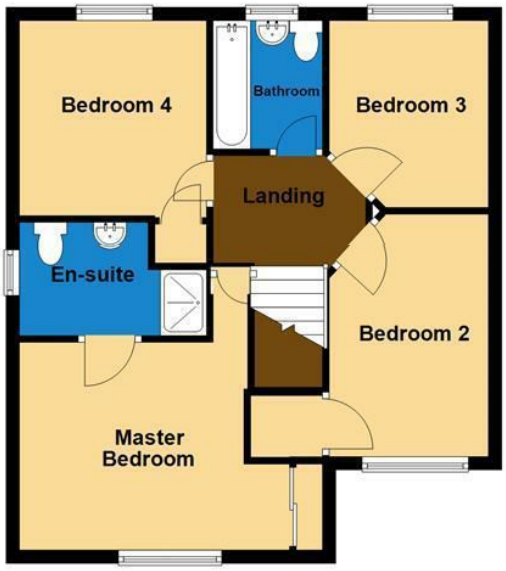
your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please 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

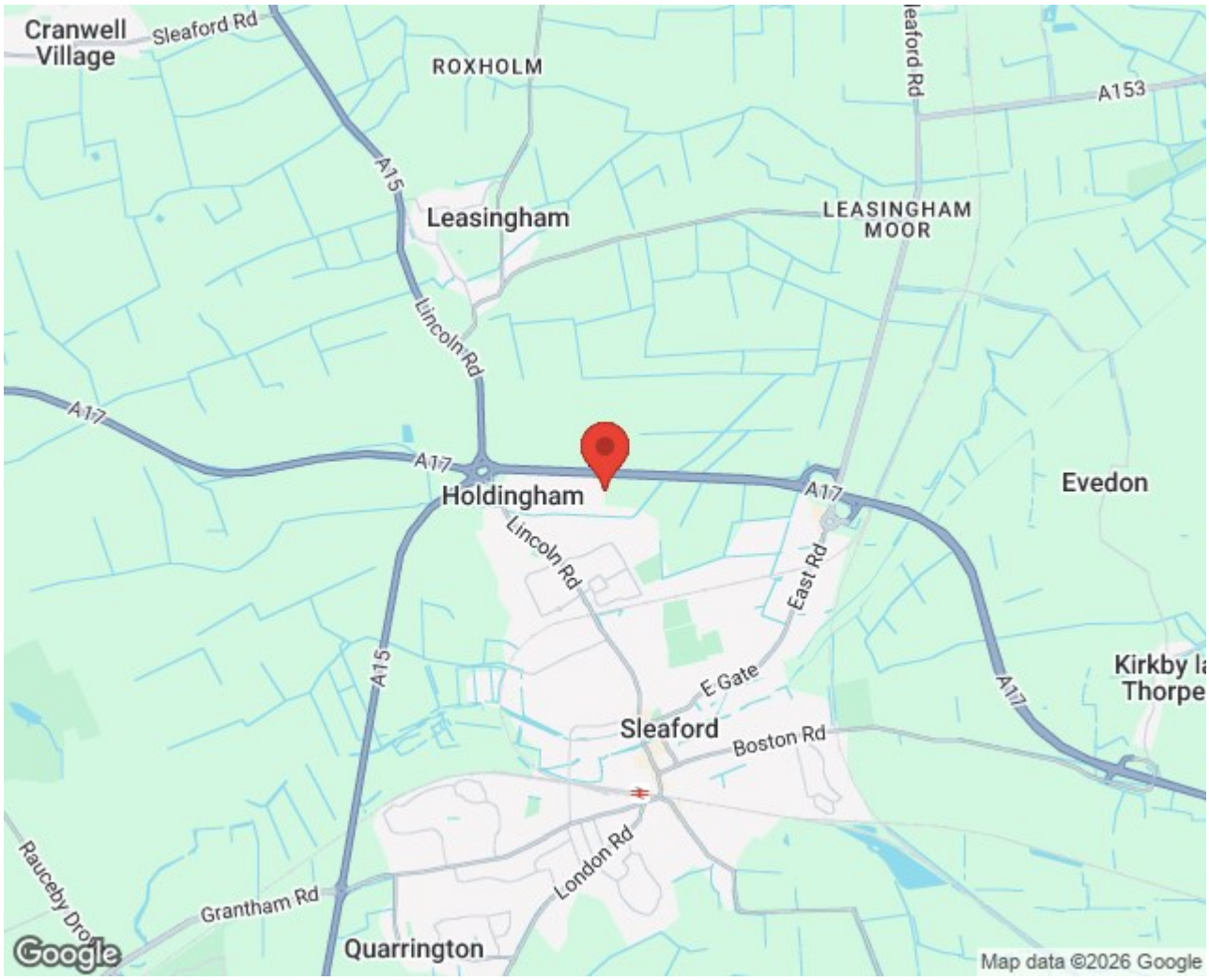
Approx. 51.6 sq. metres (555.9 sq. feet)
(excluding Hall)

First Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Total area: approx. 104.9 sq. metres (1128.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	