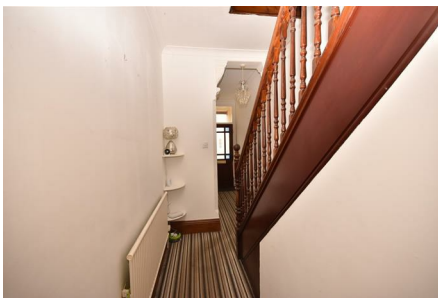


Grantham Road, Sleaford, NG34 7NE



Asking Price £235,000 Freehold



NO CHAIN on this close to town centre property which should be viewed to appreciate the size of accommodation on offer. A light spacious property in a popular residential area of Sleaford. The accommodation briefly comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Garden Room/Utility, Downstairs W.C., Four Bedrooms, Family Bathroom, Front and Rear Gardens. Some of the windows are the original wooden sash windows and others have been replaced with UPVc. It is gas central heated with a combi boiler. EPC rating - D. Council Tax Band B.

Accommodation

The property is entered through an open porch with tiled flooring into the entrance hallway.

Entrance Hallway



A spacious hallway with a cornice feature, understairs storage cupboard and stairs to first floor landing.

Lounge

13'0" x 12'11"



The lounge is entered through French glazed doors off the hallway and a feature of the lounge is the bay window, there is a picture rail, chimney breast with wooden mantle, tiled hearth and built in storage cupboard to the side. The electric consumer unit is behind a built in cover in this room.

Dining Room

12'9" x 10'1"



Having built in cupboards either side of the chimney breast, marble hearth and a picture rail.

Kitchen

17'4" x 9'10"



Having a range of wall and base units with worktop over and breakfast bar area, tongue and groove splashback in some areas, shelving, a five ring gas range cooker with electric over and grill (this is negotiable at the time of sale) with metal splash back and extractor over, one and half bowl porcelain sink with mixer tap, ceiling spot lights, radiator cover, original wooden sash windows and vinyl flooring.

Garden Room/Utility

14'2" x 9'8"



A versatile room with UPVc patio doors leading to the garden, built in base units with worktop over having space and plumbing for washing machine, tumble dryer and the combi boiler is located here.

Downstairs W.C.

Having a W.C., sink built into storage cupboard and vinyl flooring.

Landing



A good sized landing area giving access to all bedrooms and family bathroom.

Master Bedroom 13'5" x 13'0"



A good sized bright room with chimney breast.

Bedroom Two 11'8" x 7'2"



Having a chimney breast with built in storage cupboard either side which have hanging rails and shelving. T.V. aerial point, coving and original sash wooden window.

Bedroom Three 9'10" x 9'3"



Having a slightly sloped ceiling and window overlooking the rear garden.

Bedroom Four 7'10" x 6'4"



Having access to the loft area which is partially boarded and has a light.

Bathroom



Having a walk in double shower with glass screen and mains fed shower, partially tiled walls, built in close coupled W.C., wash hand basin with storage cupboard underneath and tiled splashback, heated towel rail and tiled flooring.

Outside Front

The front has a graveled area with two pathways. One leading to the front door of the property and the second leading to the side access gate giving access to the rear garden.

Outside Rear



A good sized garden accessed from either the kitchen door or rear patio doors. Concreted area leading to decking and down steps to a grassed area. It is fully enclosed and has two sheds. There is also an outside light.

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

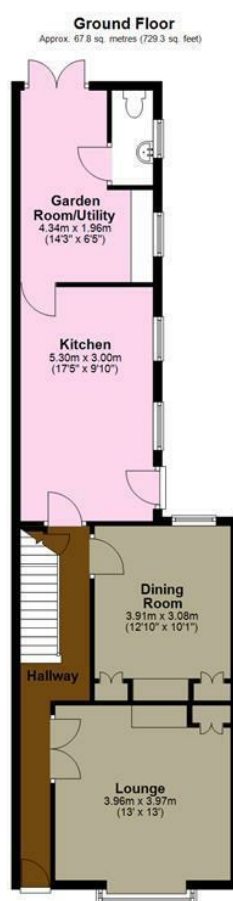
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

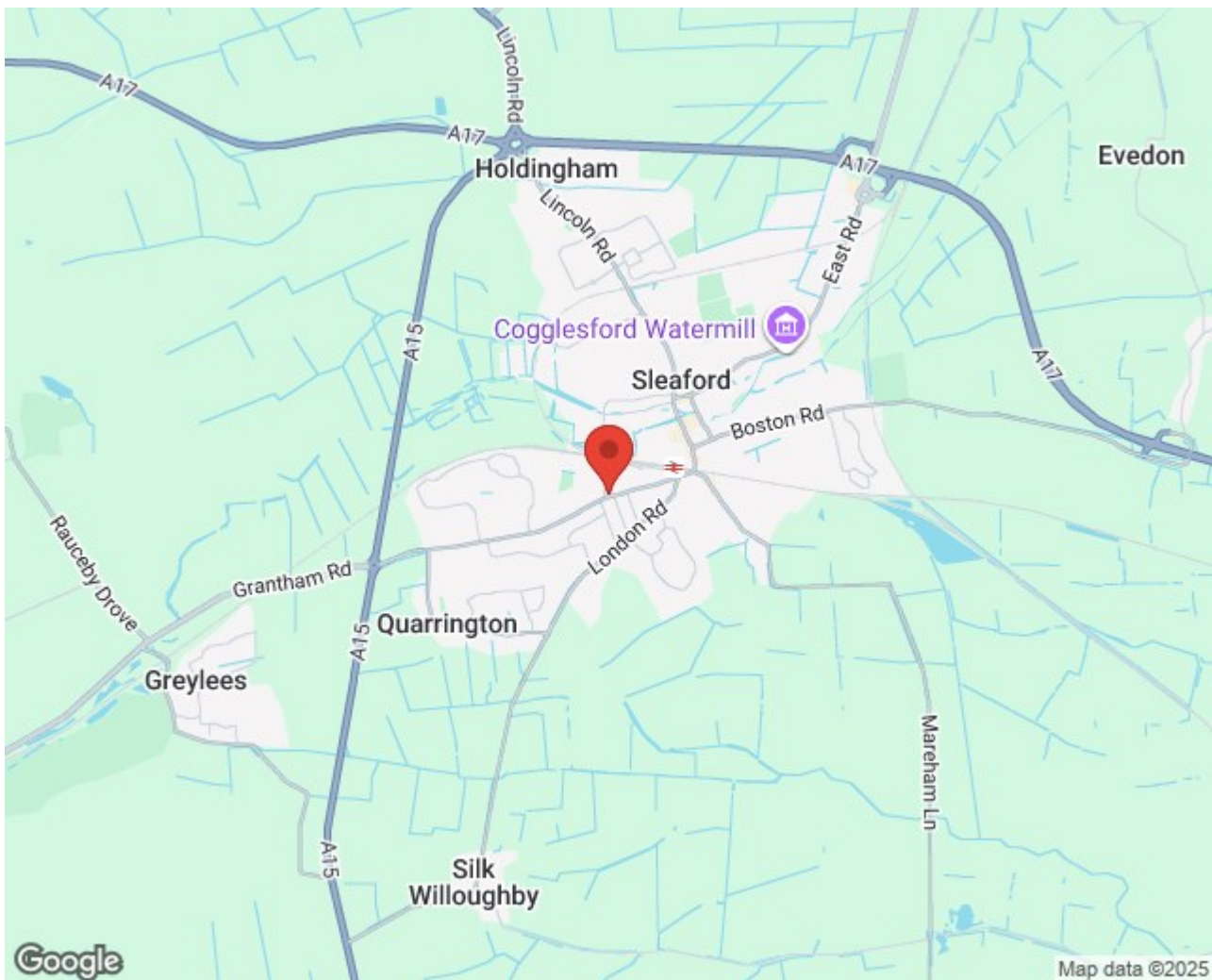
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



Total area: approx. 126.3 sq. metres (1359.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	