

The Drove, Sleaford, NG34 7AP



Asking Price £190,000 Freehold



****NO CHAIN**** This property comes to market with no chain and has been decorated and has some new flooring. In a great position within the town of Sleaford close to amenities the accommodation comprises of entrance hall, lounge, dining room, breakfast/kitchen, utility room, downstairs W.C., three bedrooms and family bathroom. Off road parking for one vehicle with a garden to the rear. The property is gas central heated with radiators to all rooms and UPVC double glazed throughout. EPC rating is B and Council Tax Band is B. Viewing is a must to appreciate the size of the property.

Location Location Location

The property is located in the ever growing and popular town of Sleaford which is within walking distance to the property, being located within a 1 minute drive from the Sleaford bypass giving easy access to Grantham, Lincoln and Newark. The property is close to many local amenities, parks, medical practices, bars, restaurants, leisure facilities and excellent schools.

Accommodation

The property is entered through an outer wooden upper glazed door into the storm porch which has a second door into the entrance hall.

Entrance Hall 22'8" x 4'8"

The hallway has original pendant lighting, original coving, single radiator, decorative wall panelling in keeping with the properties period.

Living Room 12'5" x 13'5"



Entered via a full length glass paned door, a bay window to the front elevation, original period coving, pendant lighting, wall lighting, original period fireplace mantel, tiled hearth and low level built in brick feature with shelves.

Dining Room 12'5" x 11'3"



Original period fireplace with tiled hearth, two storage cupboards either side of the fireplace, pendant lighting, original period dado rail and single full length UPVC glass door to the garden.

Kitchen/Breakfast Room 19'3" x 9'11"



Great size kitchen/breakfast room, two UPVC windows to the side elevation, UPVC half glass door leading to the garden, pendant and strip lighting, wall and base units with worktop over, boiler, whirlpool dish washer and laminate flooring.

Utility Room 4'8" x 6'7"

Having tiled flooring, pendant lighting and tumble dryer ventilation.

WC 4'8" x 2'10"

Small eye level window to the rear elevation, solid wooden door, pendant lighting and closed couple lavatory.

Landing 21'7" x 4'8"

Two stairs to the next level, wooden balustrade, pendant lighting, half wall wood panelling and access to the loft.

Master Bedroom 12'5" x 16'2"



Having built in wardrobes, vanity space with strip lighting, pendant lighting, feature wood panel art deco wall installation and two floating side tables.

Bedroom 2 12'5" x 11'5"



Having original coving and a pendant light.

Bedroom 3 9'11" x 9'11"



Overlooking the garden with pendant lighting and original coving.

Bathroom 8'10" x 7'2"



Having storage cupboards, spot lighting, bath with chrome taps, above bath electric shower, chrome towel rail, close couple lavatory, low level sink on vanity unit and laminate flooring.

Outside



The front is concrete with some shrubs for privacy and provides off road parking, the back garden is laid mainly to lawn, with pebbled pathway leading to garden store. There is a right of way over the rear garden for the neighbouring property.

Garden Store 34'6" x 8'5"

Very spacious garden store, light and airy, benefiting from UPVC door and windows, with potential to be converted into a play room, office, gym etc.

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.

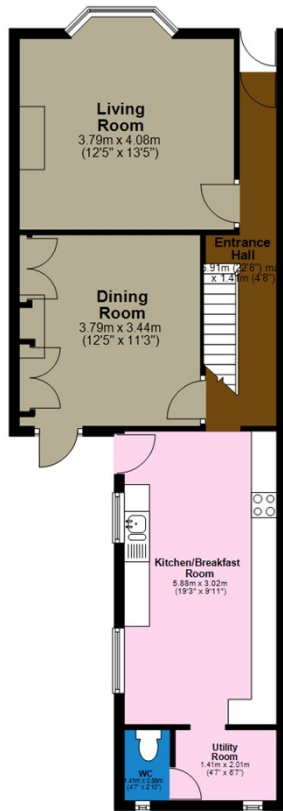
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

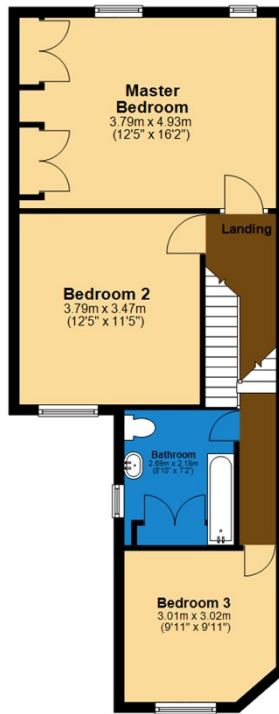
Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



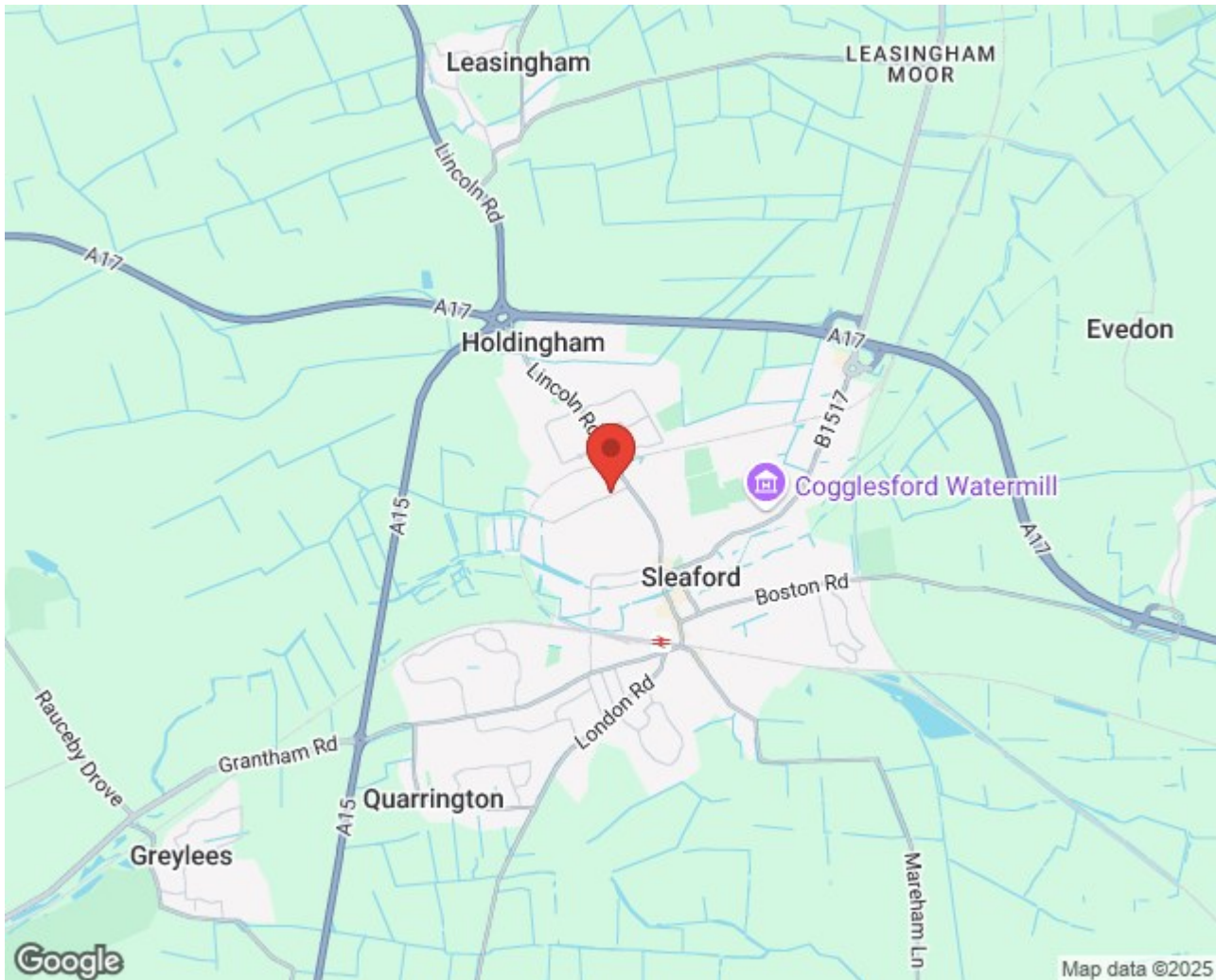
First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)




Total area: approx. 116.3 sq. metres (1252.1 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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	