

***BISHOPS COURT,
SLEAFORD, NG34 7BQ***



£175,000

A Two Bedroom Detached Bungalow offered to the market with No Forward Chain and located within this quiet residential area, only a few minutes from the town centre. The property has recently been redecorated with new flooring also installed to now provide a property that you can move straight into and has Parking for one vehicle and a Detached Garage. Further benefits include Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, 18'7 Lounge Diner, Kitchen, Shower Room and Two Bedrooms. Outside, the front and rear gardens are laid to patio for ease of maintenance and the rear garden is fully enclosed. To fully appreciate the convenient position of this property and its condition, viewing is strongly recommended.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our office head North past the Tesco traffic lights and take the next turning on the left into Claybergh Dive. Turn left into Bishops Court and the property is located on the left hand side as indicated by our 'For Sale' board.

A storm porch with store cupboard and double glazed entrance door provide access to the Entrance Hall having store cupboard and radiator.

Lounge Diner: 5.66m (18'7") x 2.34m (7'8") max

Having feature electric fire with surround, bay window, coved ceiling and radiator.

Kitchen: 3.28m (10'9") x 2.79m (9'2")

Having a range of matching wall and base units with worktop over, single drainer ceramic sink with mixer tap, electric oven, inset four ring electric hob with cooker hood over, space and plumbing for washing machine, integrated fridge freezer, concealed wall mounted boiler and rear entrance door.

Bedroom 1: 3.40m (11'2") x 3.25m (10'8")

Having radiator.

Bedroom 2: 3.25m (10'8") x 2.03m (6'8")

Having coved ceiling and radiator.

Shower Room:

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with electric shower, Victorian style towel radiator and extractor fan.

Outside:

A tarmac drive provides off road parking for one vehicle and approaches the **Single Detached Garage** having an up and over door and power and lighting. The front garden is paved and gravelled for ease of maintenance and the Rear Garden is fully enclosed and also paved and gravelled. A cold water tap and outside light are fitted.

Council Tax Band B.

Agents Note:

The property is Leasehold with a 999 Lease from 1989 and there is an annual service charge payable of £542.84..



Lounge Diner



Further Aspect



Kitchen

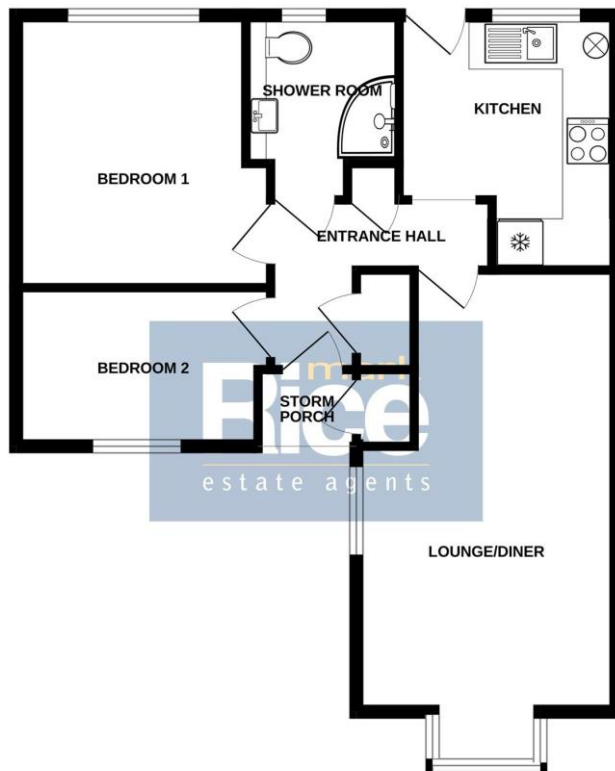


Bedroom 1



Bedroom 2

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

*Fixtures &
Fittings:*

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money
Laundering
Regulations
2003:*

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 27/3/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**