

Peterborough Way, Sleaford, Lincolnshire NG34 8TW



Price £290,000 Freehold



****NO CHAIN**** This property is a large four bedroom detached house in a popular residential area close to amenities. A viewing is recommended to appreciate the size of property on offer. The accommodation comprises of Lounge, Dining Room, Study, Kitchen, Utility Room, Downstairs W.C., Four Bedrooms, master with En-Suite, Family Bathroom and garage. The property is gas central heating with radiators to all rooms and the windows are uPVC double glazed throughout. EPC rating = C.

BELVOIR!

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

Accommodation

The property is entered via partial glazed wooden door with side panel into the entrance hallway.

Hallway



There is a small entrance hallway with an archway leading through to the main hall which has a large understairs cupboard, smoke alarm, thermostat control and stairs leading to the first floor landing.

Lounge

18' x 10'3"



A good sized lounge with patio doors opening onto the garden, partial glazed doors through to the dining room, a gas fire with marble hearth and wooden mantel and surround and a T.V. point.

Dining Room

10'2" x 9'1"



Kitchen

11'10" x 8'11"



Having a range of wall and base units with worktop over, a gas hob with extractor over, electric oven, one and half bowl stainless steel sink, space and plumbing for dishwasher, space for tall fridge/freezer, tiled splashbacks and vinyl flooring.

Utility Room

9'2" x 5'2"

Accessed via the kitchen or a partially glazed wooden side access door from the driveway. There is space and plumbing for a washing machine, space for tumble dryer, a wall mounted cupboard housing the combi boiler, a stainless steel sink and drainer with cupboard under and vinyl flooring to match the kitchen.

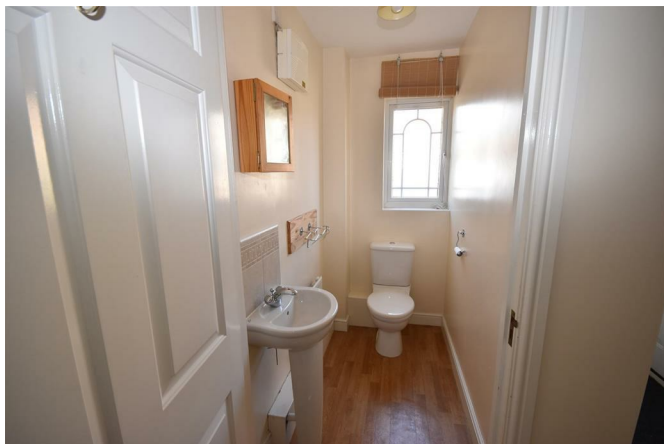
Study

9'1" x 6'5"



The electric consumer unit is situated in this room.

Downstairs W.C.



Having a pedestal wash hand basin with tiled splashback, close coupled W.C., mirrored wall cabinet, towel rail and vinyl flooring.

Landing

A spacious stairs and landing area with smoke alarm and airing cupboard housing a pressurised water tank.

Master Bedroom

13'4" x 10'4"



This room has built in wardrobes with hanging and shelving, a T.V. point and telephone point.

Ensuite

Having a double shower unit with mains fed electric shower and mermaid boarding, pedestal wash hand basin, close coupled W.C., towel rail, mirrored bathroom cabinet, glass shelf, extractor fan, fully tiled walls and vinyl flooring.

Bedroom Two

14'11" x 9'3"



A spacious room with sloping ceiling to one end.

Bedroom Three

10'7" x 10'5"



L shaped room.

Bedroom Four

7'4" x 7'



Family Bathroom



A three piece suite comprising of bath with mixer tap, close coupled W.C., pedestal wash hand basin, towel rail, extractor fan, mirrored bathroom cabinet, partially tiled walls and vinyl flooring.

Garage 16'9" x 11'

Having an up and over door.

Front Garden

To the front of the property there is a paved pathway leading to the front entrance door, grassed areas, a side access gate leading to the rear garden and a driveway leading to the garage.

Rear Garden



A large rear garden fully enclosed by fencing and laid to lawn.

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

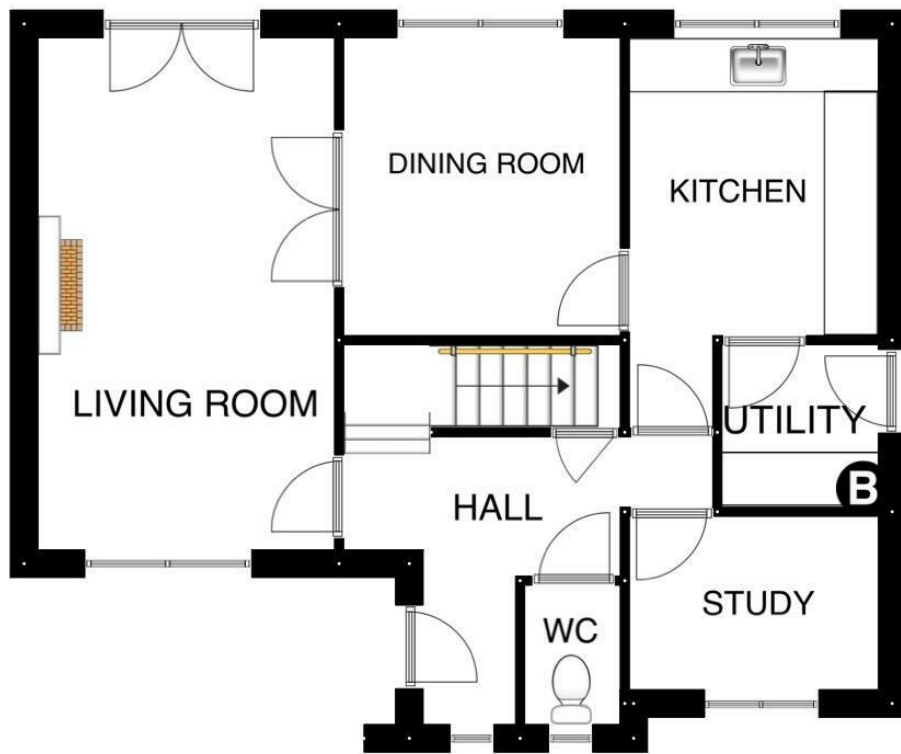
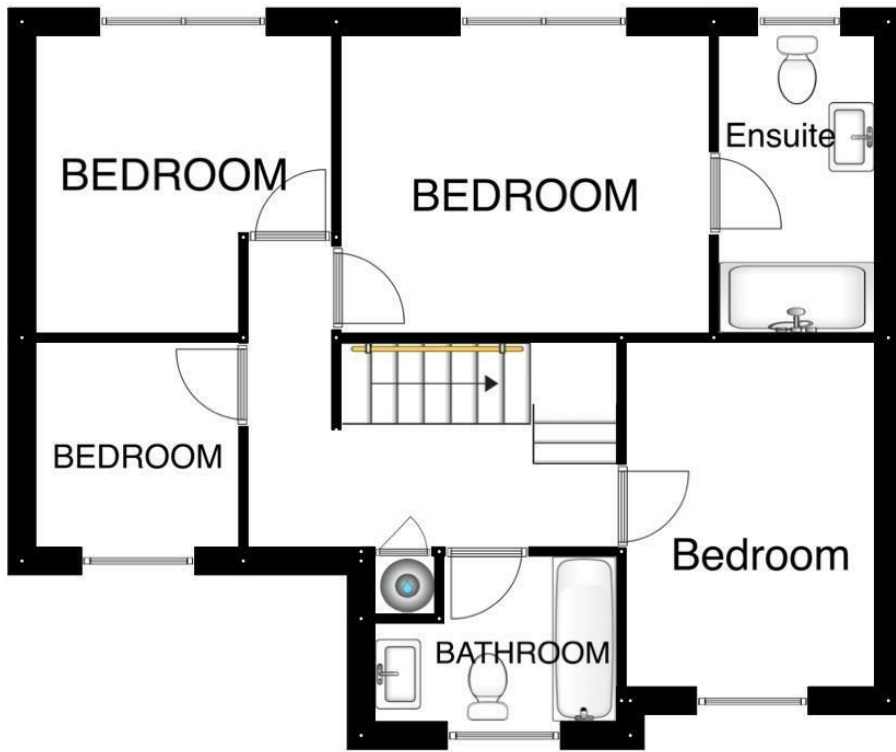
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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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.





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		
	74	84
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	