



*10 Sacre Place,
Branston, LN4 1GX
Asking Price Of £220,000*



- Modern Mid-Terrace House
- Immaculately Maintained Throughout
- Lounge, Dining Kitchen, Cloakroom
- 3 Bedrooms, Bathroom
- Garden & 2 Car Parking Spaces
- Gas CH, uPVC Units. NO UPWARD CHAIN

Situated in a quiet cul-de-sac on the edge of this delightful modern development, towards the outskirts of the village, this well-presented and carefully maintained three-bedroom mid-terrace home offers comfortable and convenient living. The property benefits from small, easy-to-manage gardens and two allocated parking spaces to the front. Internally, the home features gas-fired central heating and uPVC sealed double-glazed windows throughout. Offered to the market with NO UPWARD CHAIN, this is an excellent opportunity for first-time buyers, down-sizers, or investors alike.

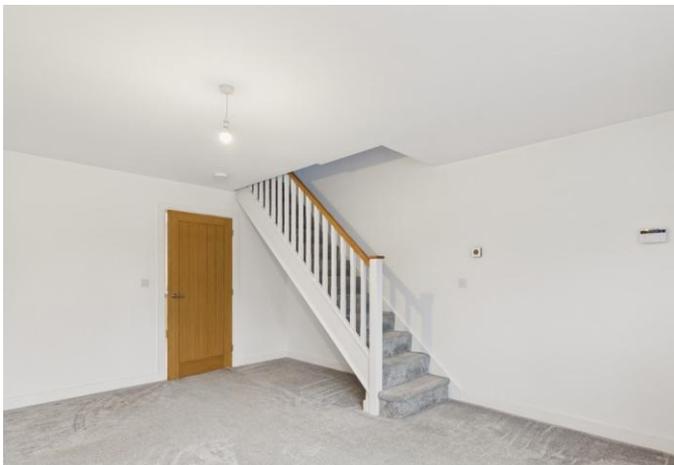


Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





FRONT LOUNGE 15' 9" x 12' 4" (4.8m x 3.76m) Having front entrance door, staircase to the first floor, radiator, TV and telephone points.



DINING KITCHEN 12' 4" x 12' 1" (3.76m x 3.68m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in Bosch electric fan assisted oven and grill with four ring gas hob with stainless steel splashback, extractor fan and light over, space and plumbing for washing machine, cupboard housing the gas fired wall mounted combination boiler. Space for a fridge/freezer, tiled floor, radiator, telephone point, in-set ceiling lights and rear entrance door.



CLOAKROOM Having tiled floor, pedestal hand basin with tiled splashback, low level WC. Radiator and extractor fan.

FIRST FLOOR LANDING With radiator, smoke detector, built-in storage cupboard and access to the roof void.

BEDROOM ONE 16' 4" x 9' 7" (4.98m x 2.92m) With radiator, TV point and built-in storage cupboard.

BEDROOM TWO 11' 0" x 9' 8" (3.35m x 2.95m) With radiator.

BEDROOM THREE 8' 8" x 6' 3" (2.64m x 1.91m) With radiator and telephone point.

BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m) Having panelled bath with shower over and side splash screen, vanity hand basin and low level WC. Part-tiled walls, shaver point, heated towel rail, extractor fan and in-set ceiling lights.

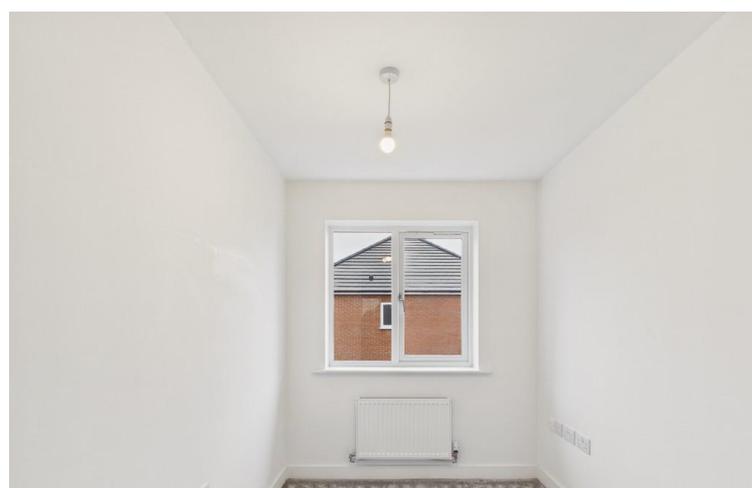
OUTSIDE Fronting the property on a block paved shared driveway is two car-parking spaces. The rear garden is fully enclosed with slabbed patio area, outside cold water tap, lawn garden and store shed.

OUTGOINGS - The property is situated within the North Kesteven District Council. Property Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walters'- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walters'-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walters'- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walters'- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

