



## 7 Liverpool Cottages, Westgate, Sleaford, Lincolnshire, NG34 7PW

£109,950 Freehold

**\*NO CHAIN\*** Situated in the centre of Sleaford is this delightful two bedroom house with a lawned garden to the front, and a low maintenance garden to the rear.

Internally the property offers Lounge, Dining Kitchen, Two Bedrooms and a Bathroom.

NO CHAIN | TWO BEDROOMS | KITCHEN/DINER | LAWNED GARDEN TO THE FRONT |  
TUCKED AWAY POSITION | CLOSE TO AMENITIES | HIDDEN GEM | UPVC DOUBLE  
GLAZING | GAS CENTRAL HEATING | IDEAL FOR FIRST TIME BUYERS OR INVESTORS



The property also benefits from uPVC Double Glazing, Gas Central Heating. It is the perfect opportunity for both investors or first time buyers alike.

Just a stone's throw from the town centre, it is in the perfect spot to access all local amenities, such as shops, doctors, trainline, pubs, restaurants and much more!

Come and have a look!

**ACCOMMODATION**

**Lounge** - 14'8" x 11'1" (4.47m x 3.38m)

**Kitchen** - 14'8" x 14'3" (4.47m x 4.34m)

**Outside store** - 10'3" x 3'9" (3.12m x 1.14m)

**Bedroom 1** - 14'9" x 11'1" (4.5m x 3.38m)

**Bathroom** - 10'3" x 7'4" (3.12m x 2.24m)

**Bedroom 2** - 14'3" x 6'9" (4.34m x 2.06m)

**LOCAL AUTHORITY**

North Kesteven District Council

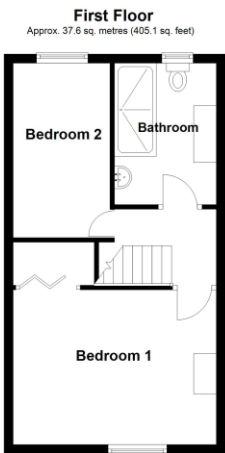
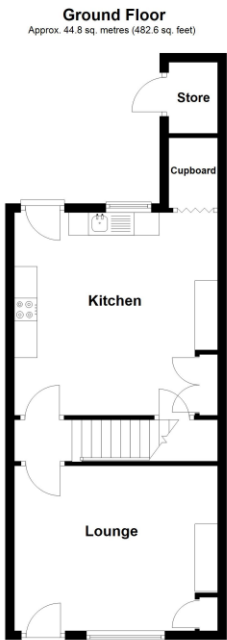
**TENURE**

Freehold

**COUNCIL TAX BAND**

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*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*



Total area: approx. 82.5 sq. metres (887.7 sq. feet)