



47 ORCHARD CLOSE, SLEAFORD, LINCOLNSHIRE, NG34 7GS
£89,950 LEASEHOLD

This Two Bedroom, Second Floor Flat boasts a lovely modern contemporary fitted Kitchen with numerous built-in appliances. The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms and a Family Bathroom. The property boasts UPVC double glazing and would make an ideal purchase for first time buyers and investors alike.

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ACCOMMODATION

Entrance Hall - Door leading into the hallway with an electric heater.

Lounge - 13'2" x 13'3" (4.01m x 4.04m) With UPVC window to the rear aspect, power points, TV point, telephone point and electric storage heater.

Kitchen - 13'7" x 6'6" (4.14m x 1.98m) A lovely modern fitted Kitchen with base and eye level units with worktop over, induction hob, fridge freezer, composite sink, power points, electric heater and UPVC window to rear aspect.

Bedroom One - 11'2" x 9'6" (3.4m x 2.9m) With UPVC window to the front aspect, power points and electric heater.

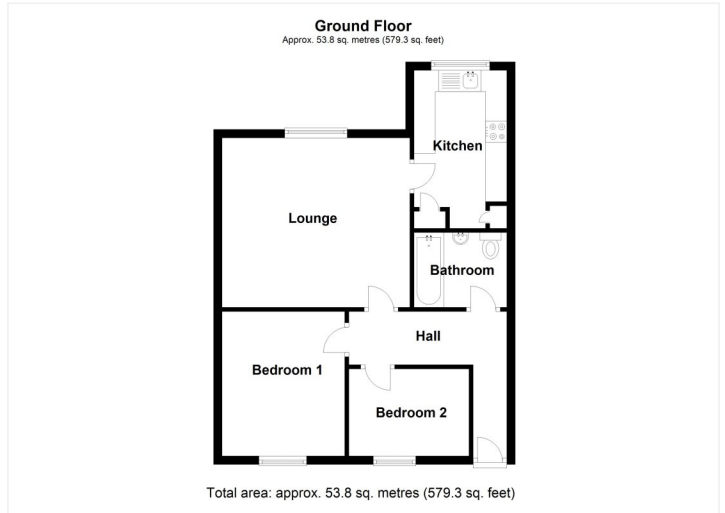
Bedroom Two - 9'3" x 6'9" (2.82m x 2.06m) With UPVC window to the front aspect, power points and electric heater.

Family Bathroom - Benefitting from a three piece suite comprising low level w/c, hand wash basin and panel bath with fully tiled surround, electric shower over and extractor fan.

Agents Note - This property is leasehold and therefore subject to a lease and management charge. As of 2023 - 65 years left on the lease. Building insurance is approximately £300 per year. There is a ground rent of £25 per year. There is no service charge. For more information on the ground rent, please contact us.

- Second Floor Apartment
- Ideal First Time Buyers or Investors
- Modern Fitted Kitchen
- Two Bedrooms
- UPVC Double Glazing
- Allocated Parking Space

EPC TO FOLLOW



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.



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