

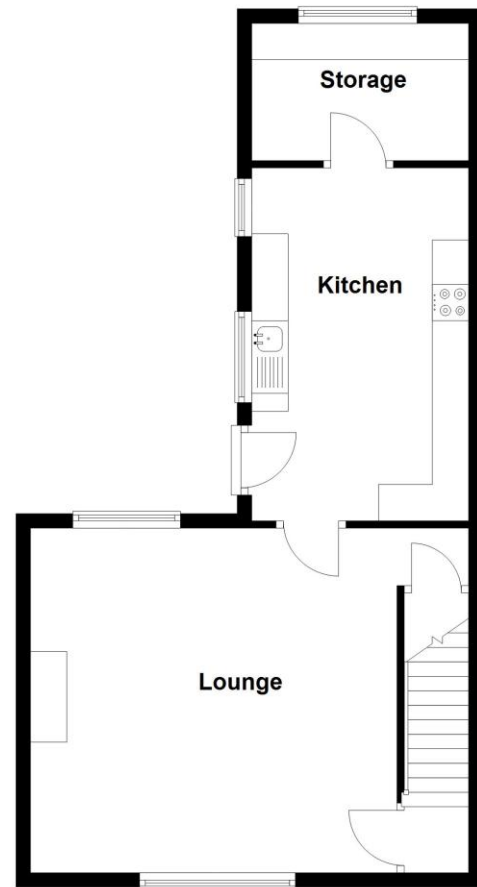
Mareham Lane, Sleaford, Lincolnshire

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

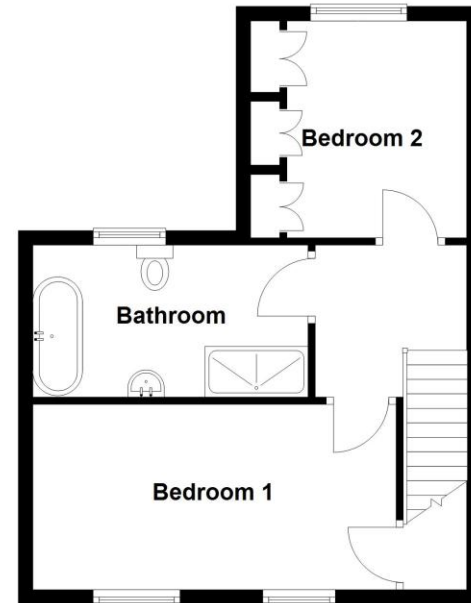
Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 sq. feet)



65 Mareham Lane, Sleaford, Lincolnshire, NG34 7LA

£170,000 Freehold

Winkworth are delighted to offer for sale this two bedroom terraced house Which has been recently renovated throughout by the current vendor and finish to a extremely high standard.

Recently Renovated Two Bedroom Terraced Home | Extremely High Standard Throughout | Generously Sized Accommodation | Within Walking Distance of Town | Stunning Kitchen and Bathroom | Enclosed Rear Garden | Viewing Essential



See things differently.



See things differently.

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winkworth.co.uk/sleaford

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DESCRIPTION

The accommodation comprises of lounge, kitchen, utility room, two fantastic size double bedrooms, and a family bathroom. The internal layout has been modified To create a lovely Open plan kitchen diner With a convenient utility room situated to the rear.

The walls have all been re-plastered, re-skimmed, Slowly redecorated throughout, the benefit of new flooring throughout, and the benefit of new internal oak doors.

The family bathroom is a real showstopper, comprising of a four piece suite including a double shower cubicle with mains fed shower, freestanding bath, low-level WC, and hand wash basin with vanity unit. Being formally two bedrooms, The master bedroom has now been opened up with 2UPVC windows to the front aspect and measuring At over 18 foot long providing ample space. .The second bedroom also benefits from stylish built-in wardrobes.

The rear garden is principally later on with a large paved patio area and paved pathway leading to the bottom of the garden which includes a timber Outbuilding with light and power, which could be used as a work from home study or gymnasium.

Other works includes a new central heating system, new radiators, New UPVC windows and the composite front door which opens into the kitchen.

A viewing is highly advised.

ACCOMMODATION

Lounge - 16'7" x 15'7" (5.05m x 4.75m)

Kitchen - 16' x 9'9" (4.88m x 2.97m)

Storage - 9'10" x 6'3" (3m x 1.9m)

Bedroom One - 18' x 8'5" (5.49m x 2.57m)

Bedroom Two - 9'10" x 9'9" (3m x 2.97m)

Bathroom

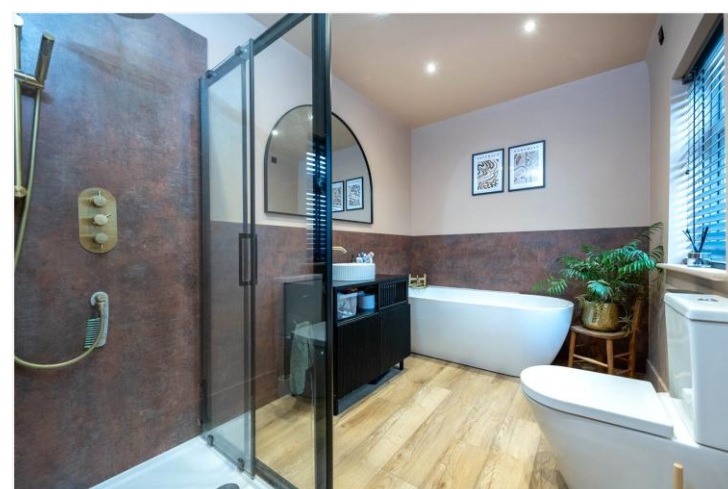
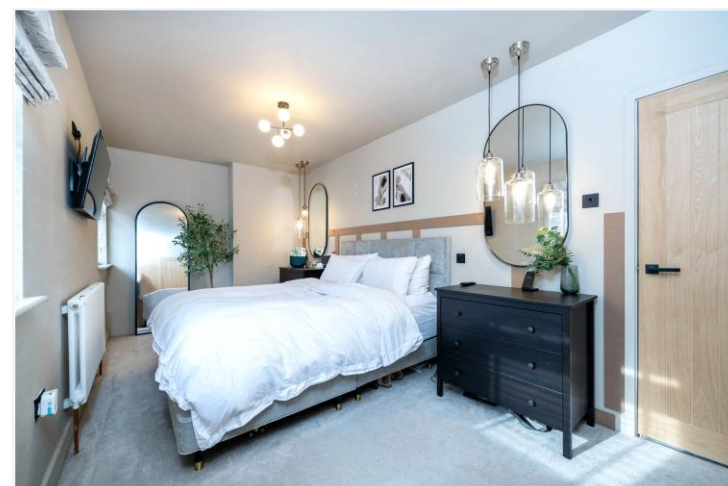
LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND



A