



21 BOSTON ROAD, SLEAFORD, LINCOLNSHIRE, NG34 7ER

£122,000 FREEHOLD

NO CHAIN This spacious Grade II listed and characterful Two Bedroom home is situated in the heart of Sleaford' town centre. The property has Two good sized Bedrooms, a lovely open Kitchen/Diner, Utility Room, Downstairs W/C and generously sized rear garden. Perfect for investors and first time buyers alike. Come and have a look!

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

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ACCOMMODATION

Lounge - 11'11" x 11'8" (3.63m x 3.56m) With entrance door to the front aspect, window to front aspect, radiator, gas fire with surround, TV point and telephone point.

Kitchen/Diner - 14'10" x 11'1" (4.52m x 3.38m) Benefitting from a range of base and eye level units with work surface over, stainless steel sink, space for cooker, space for fridge freezer, space and plumbing for dishwasher, radiator, stairs leading to the first floor landing, window to side aspect and door to rear aspect.

Utility Room - 6'1" x 5'8" (1.85m x 1.73m) Having work top, space and plumbing for washing machine, space for tumble dryer, window to side aspect and radiator.

Downstairs Cloakroom - Having low level W/C, hand wash basin and window to side aspect.

First Floor Landing - Having storage cupboard.

Bedroom One - 11'10" x 10'3" (3.6m x 3.12m) With window to front aspect, airing cupboard housing hot water cylinder, radiator, power points and loft access.

Bedroom Two - 14' x 6'3" (4.27m x 1.9m) Having window to side aspect, power point and radiator.

Family Bathroom - 10'2" x 6'9" (3.1m x 2.06m) Being fully tiled and benefitting from a four piece suite comprising low level W/C, hand wash basin, panel bath and separate shower cubicle with electric shower over, window to side aspect and radiator.

Outside - The rear of the property is accessed via a shared passage way leading to the rear garden which is majority laid to lawn and some raised flower beds. The property also comes with two outhouses, with one of them having a work bench, power and lighting.

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	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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