

DRAFT

**GRANTHAM ROAD
SLEAFORD NG34 7NR**



£610,000

Located within this popular non estate setting and with a superb large South Facing Garden, a well presented Four Bedroom Executive Detached House offering accommodation in excess of 2,500 sq ft with a large 'in and out' drive and Three Reception Rooms. The property benefits from Double Glazing and Gas Central Heating to the full accommodation which comprises Vestibule, Reception Hall, Lounge, Dining Room, 23'1 Sun Room, Breakfast Kitchen, Utility Room, Guest Bedroom, Cloakroom and to the first floor there are Three Further Bedrooms and a Jack and Jill Bathroom. The property has been very well maintained by its current owner and has Ample Parking to the front, a Double Garage and Rear Garden has a plethora of features and is not overlooked at all. Viewing of this property is an absolute must to appreciate everything this wonderful family home has to offer.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Travelling South from our office, turn right into Westgate and follow the road as it leads into Castle Causeway. Continue over the level crossing into King Edwards Street and at the 'T' junction turn right onto Grantham Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A door provides access to the Vestibule having understairs storage and an internal glazed door providing access to the **Reception Hall 3.76m (12'4") x 2.87m (9'5")** having coved ceiling and radiator.



Lounge: 5.56m (18'3") x 4.67m (15'4") max

Having multi-fuel burner, three wall light points, radiator and an arch providing access to the Dining Room.



Dining Room: 3.58m (11'9") x 3.12m (10'3")

Having coved ceiling, radiator and door to the Sun Room.



Sun Room: 7.04m (23'1") x 3.48m (11'5") max

Having fully insulated roof, radiator, tiled floor, patio doors to the garden and downlighters.



Breakfast Kitchen: 4.09m (13'5") x 3.76m (12'4")

Having a range of matching wall and base units with worktop over, 1½ bowl composite single drainer inset sink with mixer tap, built-in electric oven, inset four ring gas hob, built-in dishwasher, tiled splashbacks, tiled floor and feature beams. An archway leads to the Breakfast Area having wall and base units to match the kitchen with worktop over, tiled floor, feature beams and radiator.



Inner Hall:

Having further entrance door, personal door to the Garage, coved ceiling and dado rail.

Utility Room: 1.83m (6'0") x 1.57m (5'2")

Having floor standing gas central heating boiler and space and plumbing for washing machine.

Guest Bedroom: 5.23m (17'2") x 3.96m (13'0") max

Having concealed shower cubicle with mains fed shower, two wall light points, coved ceiling and radiator.



Cloakroom:

Being half tiled and having low level w.c, vanity hand washbasin with mixer tap, dado rail, coved ceiling and radiator.



Cloakroom

Stairs from the Reception Hall provide access to the First Floor Landing having coved ceiling and radiator.

Bedroom 1: 5.00m (16'5") x 4.50m (14'9") max

Having two double built-in wardrobes, two wall light points, radiator and door to the Jack and Jill Bathroom.



Jack and Jill Bathroom:

Being part tiled and having low level w.c, pedestal hand washbasin, bath with pillar taps and mains fed shower over, Victorian style heated towel radiator, coved ceiling and further radiator.



Bedroom 2: 3.58m (11'9") x 3.58m (11'9")

Having built-in double wardrobe, vanity hand washbasin with mixer tap, coved ceiling, three wall light points and radiator.



Bedroom 3: 3.78m (12'5") x 2.59m (8'6") max

Having airing cupboard, double built-in wardrobe, coved ceiling and radiator.

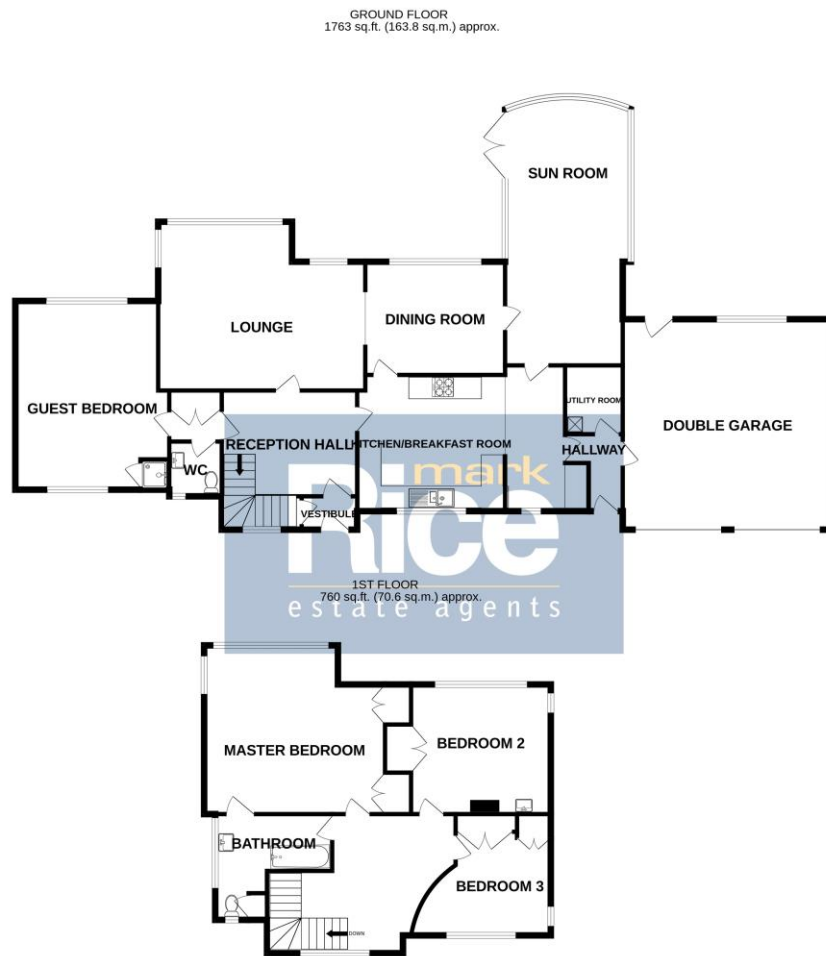


Outside:

*A large 'in and out' drive provides Ample Parking for a number of vehicles and the **Double Garage** 5.82m (19'1") x 5.82m (19'1"), has two up and over doors, loft storage, power points, lighting and a work bench as well as a personal door to the rear garden. The front garden has a variety of feature areas divided by the drive with a lawn area, two further ornamental areas with a variety of plant pots, all partially enclosed by hedging and timber fencing. A timber gate provides access to the **Extensive Rear Garden** which, together with the front, provides a plot size of approximately 0.4 of an acre (subject to survey). The **Rear Garden** is South facing with various patio areas, a path leading to a sun dial, a variety of well stocked borders and well manicured hedging and a timber shed is included. The garden is enclosed by a variety of hedging and timber fencing and there are external 13 amp power points.*



Rear Garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fixtures & Fittings: *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

Money Laundering Regulations 2003: *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

Money Laundering Regulations 2003 *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 06/02/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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