

***BRISTOL WAY,
SLEAFORD, NG34 7AE***



New Price £195,000

A superbly presented Three Bedroom Semi Detached House located within this quiet and popular residential area offering ease of access both in and out of the town and benefitting from a fully enclosed and particularly private and East facing Rear Garden and Garage with electric roller door. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising entrance Hall, Ground Floor Cloakroom, Lounge, Kitchen Diner, Three Bedrooms and Family Bathroom. Outside there is a tandem driveway leading to the Single Garage and the rear garden is designed with ease of maintenance in mind. To fully appreciate the condition and location of this property, viewing is highly recommended.

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:

Heading North from our office, proceed past the Tesco traffic lights and take the second turning on the left into The Drove. Follow the road as it leads into Bristol Way and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having radiator.

Cloakroom:

Having low level w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, coved ceiling and radiator.

Lounge: 4.27m (14'0") x 3.43m (11'3")

Having understairs storage cupboard, coved ceiling and two radiators. Double opening doors provide access to the:

Kitchen Diner: 4.50m (14'9") x 2.51m (8'3")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with cooker hood over, wall mounted and concealed condensing gas central heating boiler (installed in 2021), space and plumbing for washing machine, tiled splashbacks, side door, coved ceiling, radiator and French doors to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard, loft access, smoke alarm and coved ceiling.

Bedroom 1: 3.81m (12'6") x 2.59m (8'6") max

Having built-in double wardrobe and radiator.

Bedroom 2: 2.97m (9'9") x 2.46m (8'1")

Having coved ceiling and radiator.

Bedroom 3: 2.51m (8'3") x 1.83m (6'0")

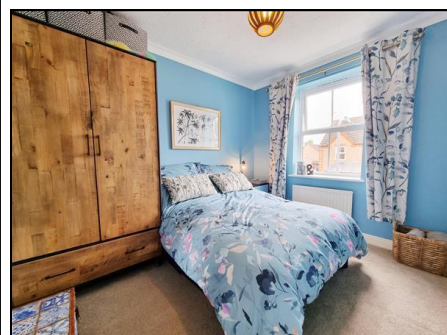
Having coved ceiling and radiator.

Bathroom:

Being fully tiled and having low level w.c, pedestal hand washbasin with mixer tap, panelled bath with mains fed shower over, extractor fan and radiator.

Outside:

A tandem drive provides Parking for several vehicles and approaches the **Single Garage 5.33m (17'6") x 2.31m (7'7")** having electric roller door, power points, lighting and loft storage. The remainder of the front is mainly laid to gravel for ease of maintenance and is partially enclosed by timber

**Lounge****Kitchen Diner****Further Aspect****Bedroom 1****Bedroom 2**

fencing with a dwarf stone with a raised flower bed. A timber gate provides access to the **Fully Enclosed Rear Garden** which is predominantly East facing and mainly laid to gravel for ease of maintenance with stepping stones leading to a feature decking area which continues behind the garage, offering a spacious and private retreat. A cold water tap is fitted.

Council Tax Band B.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.
 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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Bedroom 3



Bathroom



Garden Photos

| Energy Efficiency Rating | | |
|---|----------------------------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Agents Note:

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.

Fixtures & Fittings:

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 04/07/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**