

***CLAYBERGH DRIVE,
SLEAFORD, NG34 7BG***



£245,000

Located in this quiet residential area within walking distance of the town centre and its amenities, a well presented Three Bedroom Detached House with a Garage, Ample Parking, Private Rear Garden and offered to the market with No Forward Chain. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Ground Floor Shower Room, Breakfast Kitchen, Lounge Diner, Conservatory, Three Good Size Bedrooms and Family Bathroom. Outside a drive provide Parking and approaches the Attached Garage and the Rear Garden is fully enclosed and not overlooked. To fully appreciate the space this property offers, viewing is strongly 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:

Travelling North from our office, proceed past the Tesco traffic lights and take the first turning on the left into Claybergh Drive. The property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having understairs storage cupboard, stair lift, smoke alarm and radiator.

Shower Room:

Being part tiled and having low level w.c, floating hand washbasin with pillar taps, corner shower cubicle with electric shower and mermaid board, extractor fan and radiator.

Kitchen: 3.53m (11'7") x 2.95m (9'8")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated eye level electric oven, inset four ring gas hob with cooker hood over, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled splashbacks, wall mounted Worcester Bosch condensing boiler, radiator, coved ceiling and side entrance door.

Lounge Diner: 6.15m (20'2") x 3.76m (12'4") max

Having feature electric fire with surround, coved ceiling, dado rail, radiator and sliding patio doors to the Conservatory.

Conservatory: 3.89m (12'9") x 2.24m (7'4")

Having radiator, personal door to the garage and door to the rear garden.

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

Bedroom 1: 3.78m (12'5") x 3.56m (11'8") max

Having coved ceiling and radiator.

Bedroom 2: 3.56m (11'8") x 2.95m (9'8") max

Having coved ceiling and radiator.

Bedroom 3: 2.84m (9'4") x 2.44m (8'0")

Having coved ceiling and radiator.

Bathroom:

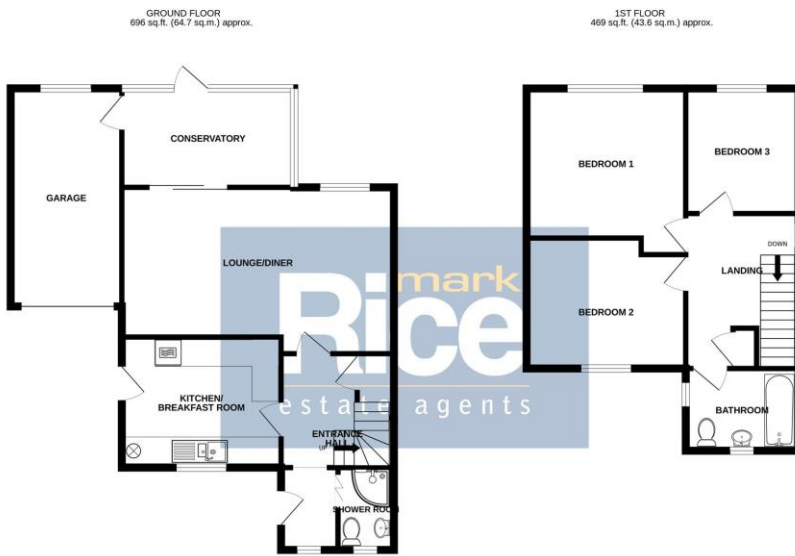
Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over with shower screen and chrome towel radiator.

**Shower Room****Kitchen****Further Aspect****Lounge Diner****Further Aspect**

Outside:

A tandem drive provides **Off Road Parking** and approaches the **Attached Garage 4.93m (16'2") x 2.51m (8'3")** having a manual up and over door, power, lighting and door to the Conservatory. The remainder of the front is laid mostly to patio with a variety of decorative hedges and well stocked borders and a cold water tap and outside light are fitted. A timber gate provides access to the **Rear Garden** which has a good size block paved patio area with a step down to the lawn area with well stocked borders and a variety of mature trees and hedges, all of which are enclosed by timber fencing. An external light is installed and a timber shed is included.

Council Tax Band B.



TOTAL FLOOR AREA: 1165 sq. ft. (108.3 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 1



Bedroom 2



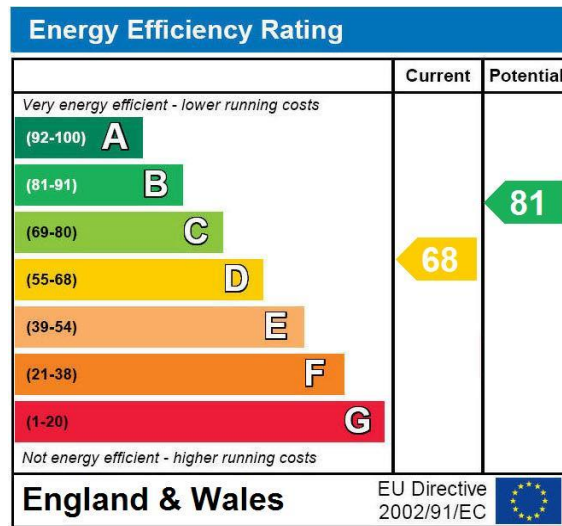
Bedroom 3



Bathroom



Rear Garden



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 12/02/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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