

**COBBLERS WAY,
SLEAFORD, NG3 7FB**



£265,000

Located within this popular and quiet residential area within walking distance of the town centre and its amenities, and conveniently located close to the Mareham Pastures walking area, a much improved and immaculate Three Bedroom Detached House, offered to the market with No Forward Chain. The property has been fully redecorated with new flooring installed and has had a replacement kitchen and utility room, to now offer a property you can move straight into, with good outside space to the front and rear. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Dining Room, Kitchen with pantry cupboard, Utility Room, Ground Floor Cloakroom, Three Double Bedrooms, all with built-in storage, En-Suite to the master bedroom and Family Bathroom. Outside a drive provides Parking for two vehicles and leads to the Single Attached Garage whilst the South West facing Garden is fully enclosed and not overlooked. To fully appreciate everything this superb home has to offer, early 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:

From our office, head South and follow the one way system past the Market Place and turn right into Carre Street and filter right into Boston Road. At the Handley Monument, turn left and at the level crossing turn left into Mareham Lane. Take the second turning on the left into Keepers Way and the first turning on the right into Cobblers Way, where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having coved ceiling, smoke alarm and radiator.

Lounge: 3.89m (12'9") x 3.20m (10'6")

Having bay window, living flame effect gas fire with surround, coved ceiling, radiator and an arch providing access to the:

Dining Room: 3.12m (10'3") x 2.31m (7'7")

Having coved ceiling, radiator and sliding patio doors to the rear garden.

Kitchen: 3.12m (10'3") x 2.77m (9'1")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric double oven, inset four ring gas hob with extractor over, tiled splashbacks, pantry cupboard, pan drawers, tall radiator and door providing access to the:

Utility Room: 2.24m (7'4") x 1.57m (5'2")

With base unit and worktop to match kitchen, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashbacks, space for fridge freezer, extractor fan and side entrance door.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with mixer tap, tiled splashbacks, extractor fan and radiator.

Stairs from the Hall provide access to the **First Floor Landing** having airing cupboard and further store cupboard.

Bedroom 1: 3.58m (11'9") x 3.28m (10'9")

Having full width built-in wardrobes with sliding doors, coved ceiling and radiator.

En-Suite:

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, shower cubicle with mains fed shower, extractor fan, coved ceiling and radiator.

Bedroom 2: 3.91m (12'10") x 3.45m (11'4")

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

**Lounge****Dining Room****Kitchen****Further Aspect****Utility Room**

Bedroom 3: 3.28m (10'9") x 2.84m (9'4")

Having built-in store cupboard, coved ceiling radiator and access to the fully insulated and part boarded loft with light and ladder.

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, coved ceiling, extractor fan and radiator.

Outside:

A tandem drive provides off road parking for two vehicles and approaches the **Integral Garage 5.03m (16'6") x 2.69m (8'10")** having manual up and over door, power points and lighting. The remainder of the front is laid predominantly to lawn with a well stocked border and block paved paths. A gate provides access to the **South West Facing Rear Garden** which is predominantly laid to lawn with well stocked borders, large sun trap patio area, further paved seating area, awning and a cold water tap is fitted. The garden is fully enclosed by timber fencing with trellis and a shed is included.

Council Tax Band C.



Bedroom 1



En-Suite



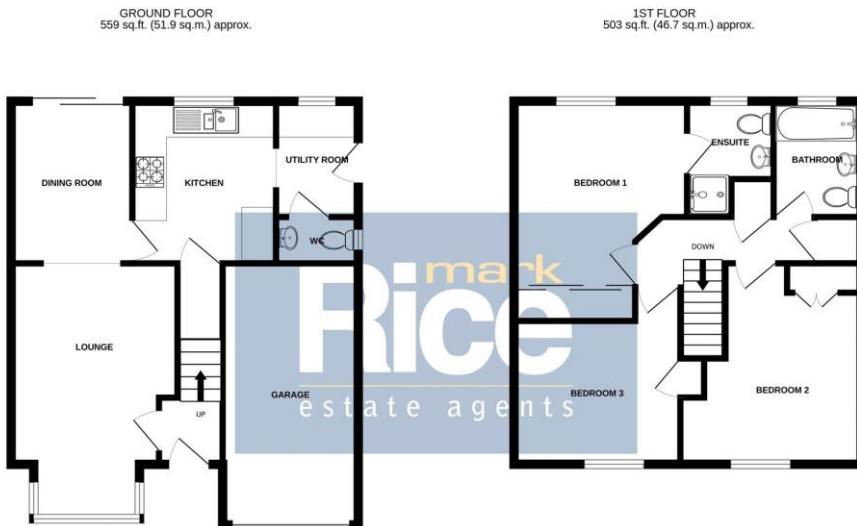
Bedroom 2



Bedroom 3



Bathroom



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

TOTAL FLOOR AREA - 1062 sq.ft. (98.6 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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Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(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 04/03/24

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