

***STONE WAY,
SLEAFORD, NG34 9NU***



£280,000

Located within this popular residential area close to amenities and providing ease of access both in and out of the town, a well presented Four Bedroom Detached Family Home which has recently been fully redecorated, has new carpets and is offered to the market with No Forward Chain. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 21'2 Kitchen Diner, Cloakroom, Utility Room, 16'9 Conservatory, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside a drive provides Parking and approaches the Integral Garage and the rear garden is South East Facing and particularly private. To fully appreciate this property's convenient setting and the spacious accommodation available, 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:

From our office, head North and continue past the Tesco traffic lights and proceed over Galley Hill Bridge into Lincoln Road. Take the fifth turning on the left into Stokes Drive and take the first turning on the right into Covell Road. Take the third turning on the right into Stone Way and follow the road as it bears to the left and the property is located on the left hand side as indicated by our 'For Sale' board.

A covered storm porch with double glazed entrance door provides access to the **Entrance Hall** having understairs storage cupboard, coved ceiling, smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, coved ceiling and radiator.

Lounge: 4.27m (14'0") x 4.17m (13'8")

Having bay window, coved ceiling and radiator.

Kitchen Diner: 6.45m (21'2") x 2.69m (8'10")

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, integrated electric oven, inset four ring gas hob with matching unit cooker hood over, tiled splashbacks, space and plumbing for dishwasher, under unit lighting, ceiling downlighters, coved ceiling, radiator and sliding patio doors to the:

Conservatory: 5.11m (16'9") x 3.38m (11'1")

Having electric underfloor heating, an air conditioning unit and French doors providing access to the rear garden.

Utility Room: 2.57m (8'5") x 1.52m (5'0")

Having worktop, space and plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, coved ceiling, radiator and side entrance door.

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

Bedroom 1: 4.19m (13'9") x 3.15m (10'4")

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

En-Suite:

Having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with mains fed shower, tiled splashbacks, coved ceiling, extractor fan, ceiling downlighters and radiator.

Bedroom 2: 3.43m (11'3") x 3.28m (10'9")

Having free standing wardrobe, coved ceiling and radiator.

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

Bedroom 3: 4.34m (14'3") x 2.44m (8'0")

Having dormer window and radiator.

Bedroom 4: 3.15m (10'4") x 2.11m (6'11")

Having coved ceiling and radiator

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over, coved ceiling, extractor fan and radiator.

Outside:

*A block paved drive provides off road parking and approaches the **Integral Garage** 5.44m (17'10") x 2.54m (8'4") having manual up and over door, power and lighting and personal door to the Conservatory. The remainder of the front garden is laid to lawn with a paved path leading to a timber gate providing access to the South East facing **Rear Garden**, which is laid predominantly to lawn with well stocked borders, numerous shrubs and hedging, patio area and a cold water tap is fitted.*

Council Tax Band D.



En-Suite



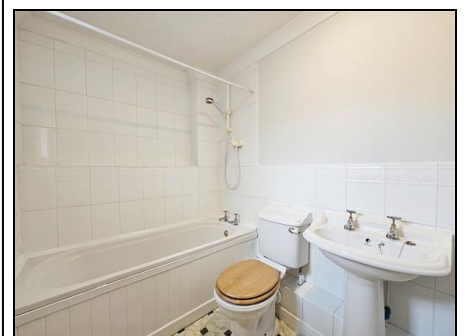
Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



TOTAL FLOOR AREA: 1415 sq ft. (131.4 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.
Made with Metropix 12024



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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 05/03/24

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