

***38 ALMOND WALK,  
SLEAFORD, NG34 8BH***



***£179,950***

***A spacious Three Bedroom Semi-Detached House with a much larger than average Rear Garden and located to the North of the town, close to local amenities and providing easy access both in and out of the town. The property offers good sized accommodation and benefits from Gas Central Heating and Double Glazing and comprises Entrance Hall, Dining Room, Lounge, Conservatory, Kitchen Utility Area, Ground Floor Cloakroom, Three Good Sized Bedrooms and Family Bathroom. Outside, a block paved drive provides Off Road Parking with further hardstanding at the end of the rear garden, which is accessed via timber gates and the Rear Garden is fully enclosed and particularly private. To appreciate the size of accommodation on offer, viewing is 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 over the Galley Hill Bridge. Take the second turning on the right into York Road and follow the road as it bears to the right into Almond Walk. The property is located on the right hand side.

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

**Dining Room: 3.28m (10'9") x 2.59m (8'6")**

Having underfloor heating, tiled floor, radiator and French doors to the:

**Conservatory: 3.25m (10'8") x 2.44m (8'0")**

Having French doors to the rear garden.

**Lounge: 4.80m (15'9") x 3.28m (10'9")**

Having living fame effect gas fire with surround, underfloor heating, tiled floor and radiator.

**Kitchen: 3.71m (12'2") x 2.16m (7'1")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, space for cooker with cooker hood over, space and plumbing for dishwasher, space for under counter fridge, breakfast bar, tiled splashbacks, tiled floor and radiator. A glazed door provides access to the:

**Utility Area: 5.36m (17'7") x 3.51m (11'6")**

Having matching wall and base units, plumbing for American fridge freezer, rear entrance door and wall mounted gas central heating boiler.

**Further Utility Area: 2.31m (7'7") x 2.13m (7'0")**

Having wall and base units with worktop over, single drainer composite sink with mixer tap, space and plumbing for washing machine, space for tumble drier and tiled floor.

**Ground Floor W.C**

Having close coupled wc, corner floating hand washbasin with pillar taps, tiled floor, extractor fan and towel radiator.

Stairs from the Entrance Hall provide access to the First Floor Landing having loft access and smoke alarm.

**Bedroom 1: 4.11m (13'6") x 3.30m (10'10")**

Having radiator.

**Bedroom 2: 3.61m (11'10") x 3.30m (10'10")**

Having airing cupboard and radiator.



**Dining Room**



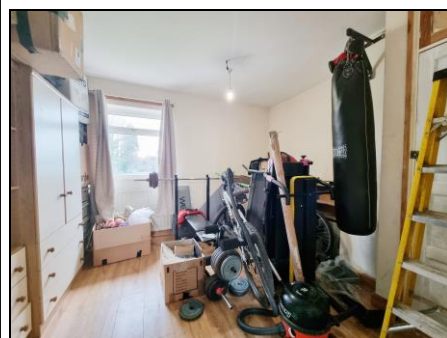
**Lounge**



**Kitchen**



**Bedroom 1**



**Bedroom 2**

**Bedroom 3: 3.17m (10'5") x 2.03m (6'8") max**  
 Having built-in store cupboard and radiator.

**Bathroom:**

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

**Outside:**

A block paved drive provides **Off Road Parking** for two vehicles and steps lead down to the front garden area which is laid to decorative slate for ease of maintenance. The **Rear Garden** is West facing and predominantly laid to lawn with a patio area, timber, shed and timber gates provide access to the hardstanding area for further parking.

Council Tax Band A.



**Bedroom 3**



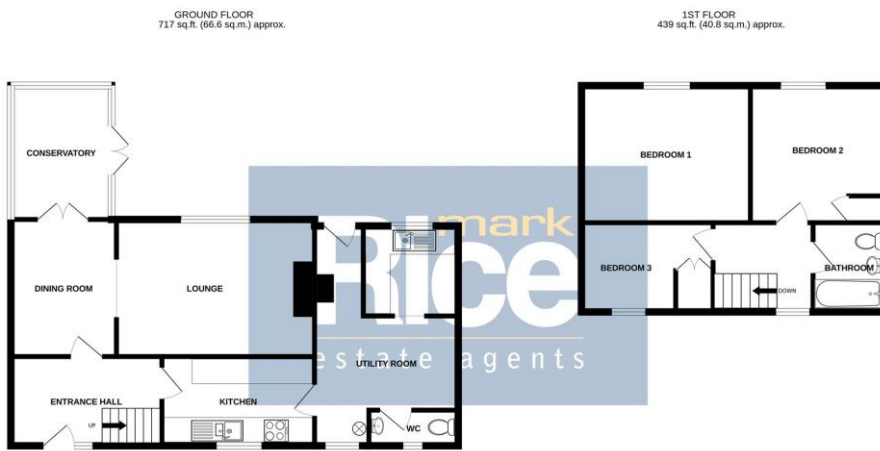
**Bathroom**



**Rear Garden**



**Further Aspect**



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the Reception contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 07/03/2024*

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