

***THE DROVE,  
SLEAFORD, NG34 7AP***



**£170,000**

***A spacious and well presented Two Bedroom End Terrace Property located within walking distance of the town centre and its amenities and with a fully insulated Outbuilding with power. The property has been well maintained by the current owners and offers living accommodation of approximately 925 sq. ft. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Lounge with bay window, Dining Room, Kitchen, Inner Lobby, Ground Floor Shower Room, Two Double Bedrooms and En-Suite to the master bedroom with underfloor heating. Outside the garden has been landscaped and forms a particularly private retreat and is designed with ease of maintenance in mind and at the bottom of the garden is a Detached Timber Outbuilding which is currently used as a bar but could serve as a home office if required. 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 North and proceed past the Tesco traffic lights. Take the second turning on the left into The Drove and the property is located on the right hand side as indicated by our 'For Sale' board.

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Double glazed entrance door provides access to the:

**Lounge: 3.96m (13'0") x 3.58m (11'9")**

Having feature gas fire with surround, bay window, coved ceiling and radiator.

**Dining Room: 3.96m (13'0") x 3.66m (12'0")**

Having large understairs storage cupboard, feature electric fire, coved ceiling and radiator.

**Kitchen: 2.97m (9'9") x 2.26m (7'5")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite inset sink with mixer tap, integrated electric oven, inset five ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, ceiling downlighters, tiled floor and radiator. An arch provides access to the:

**Inner Lobby:**

Having wall mounted Worcester Bosch condensing boiler, space for American fridge freezer and side door to the rear garden.

**Ground Floor Shower Room:**

Being fully tiled and having close coupled w.c, bowl style hand washbasin with mixer tap, large corner shower cubicle with electric shower, ceiling downlighters, extractor fan and radiator.

Stairs from the lobby area between the Lounge and Dining Room provide access to the First Floor Landing.

**Bedroom 1: 3.99m (13'1") x 3.68m (12'1")**

Having space for wardrobe, coved ceiling and radiator.

**En-Suite:**

Having close coupled w.c, pedestal hand washbasin with mixer tap, sunken bath with mixer tap and mains fed shower over, airing cupboard, tiled splashbacks, extractor fan, tiled floor with underfloor heating and radiator.

**Bedroom 2: 3.96m (13'0") x 3.61m (11'10")**

Having over stairs storage cupboard, coved ceiling and radiator.



**Lounge**



**Dining Room**



**Kitchen**



**Shower Room**



**Bedroom 1**

**Outside: 3.45m (11'4") x 3.40m (11'2")**

The front garden is enclosed by a dwarf brick wall with a wrought iron gate providing access to the block paved path leading to the front entrance door. The remainder of the front garden is laid to decorative gravel for ease of maintenance, and an outside light is fitted. The **Rear Garden** is laid to lawn with block paving and a decorative slate style patio with a timber shed, gravelled borders, raised flower beds, all enclosed by railway sleepers and a further patio area leading to the **Outbuilding/Bar 3.45m (11'4") x 3.40m (11'2")** being fully insulated with an electricity supply on its own RCD board fed from the main dwelling via an underground armoured cable and having three wall light points and vinyl flooring. A cold water tap is fitted in the garden.

Council Tax Band A.



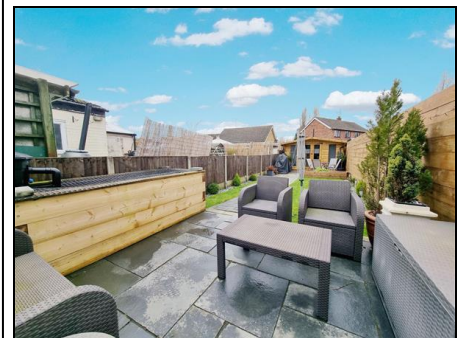
TOTAL FLOOR AREA: 1052 sq ft. (97.7 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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**En-Suite**



**Bedroom 2**




**Rear Garden**



**Further Aspect**



**Outbuilding/Bar**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</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 14/3/24*

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