

***DURHAM AVENUE,  
SLEAFORD, NG34 8UD***



***£235,000***

***Located in a popular part of the town and convenient for the by-pass system, an extended and much improved Three Bedroom Semi Detached House with a Re-Fitted Kitchen and Enclosed Garden forming a sheltered retreat. The full accommodation comprises Entrance Hall, 20' Lounge open plan to the Dining Room, 18' Dining Kitchen with some built-in appliances, Three Bedrooms and Larger Than Average Bathroom. There is more than Ample Parking and a Detached Garage and the property is Double Glazed and benefits from Gas Central Heating. To appreciate the improvements and standard of accommodation on offer, early 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 via Northgate and proceed over the Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and turn left into Exeter Drive. At the 'T' Junction turn right into Durham Avenue and the property is located on the left hand side.

A double glazed entrance door provides access to the Hall having laminate floor and tall feature radiator.

**Dining Kitchen: 5.49m (18'0") x 2.74m (9'0")**

Having contemporary units in dark and light grey comprising wall and base units with worktop over, inset sink with monobloc tap, cooker hood, space for Range cooker, tiled floor, integrated dishwasher and washing machine, double glazed rear entrance door, radiator, walk-in storage cupboard housing the combination boiler and ceiling downlighters.

**Lounge: 6.10m (20'0") x 3.28m (10'9")**

Having two radiators and large picture window to the front. An arch provides access to the:

**Dining Room: 2.79m (9'2") x 2.36m (7'9")**

Having patio doors to the rear garden and radiator.

Stairs from the hall provide access to the First Floor Landing having loft access.

**Bedroom 1: 3.35m (11'0") x 3.10m (10'2")**

Having radiator, range of built-in bedroom furniture comprising double and single wardrobes, bridging units, bedside cabinets, a six drawer chest of drawers and radiator.

**Bedroom 2: 3.35m (11'0") x 2.64m (8'8")**

Having radiator and built-in double wardrobe with sliding doors.

**Bedroom 3: 2.67m (8'9") x 1.98m (6'6")**

narrowing to 1.70m (5'7")

Having radiator.

**Bathroom: 3.66m (12'0") max x 1.63m (5'4")**

Having corner bath, pedestal hand washbasin with mixer tap, low level w.c, separate double shower cubicle with mains fed unit, tiled floor, double radiator, tiled splashbacks and chrome towel radiator.

**Outside:**

The front garden is gravelled for ease of maintenance and to provide further Parking, and the gravelled drive has double opening gates providing access to a further drive area. This approaches the Detached Garage 5.71m (18'9")

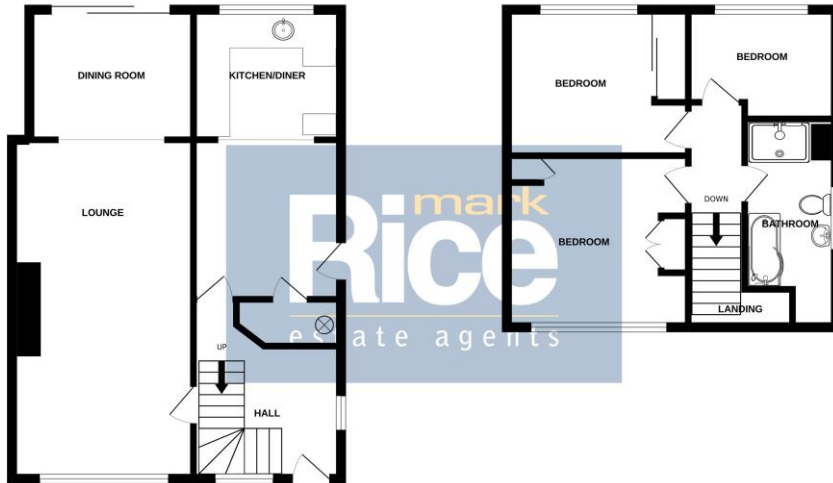
**Dining Kitchen****Further Aspect****Lounge****Further Aspect****Dining Room**

*x 2.51m (8'3") having up and over door, light and power points, loft storage and double glazed side personal door. The Rear Garden is enclosed with lawn, large patio which also provides access to the Garage. There is a decking area to one corner and a further raised patio to the corner behind the garage. A cold water tap is fitted.*

*Council Tax Band B.*

GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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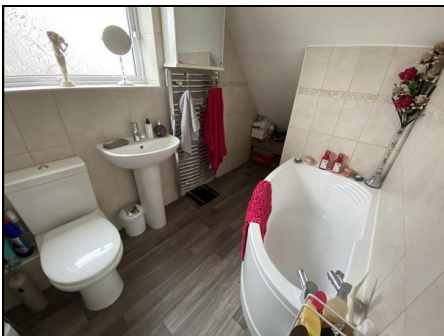
**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



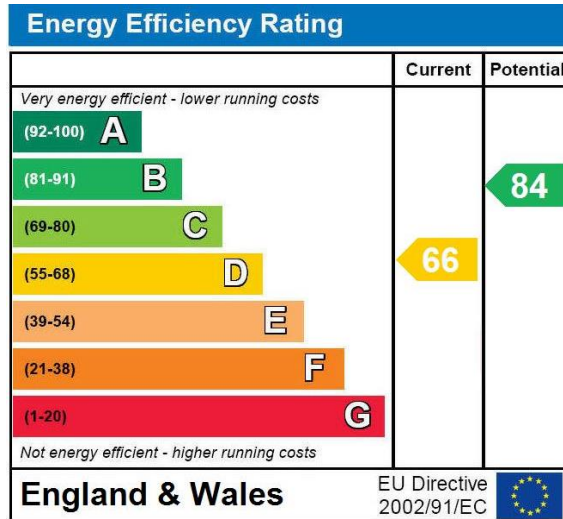
**Further Bathroom Aspect**



**Rear Garden**



**Further Garden Photos**



*Agent's 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 25/04/23

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