

***PAVILION GARDENS,
SLEAFORD, NG34 7FZ***



£280,000

Located in one of the town's most popular residential areas to the South of Sleaford, a well presented Four Bedroom Detached House with the advantage of No Forward Chain. This good sized property is positioned at the head of the cul-de-sac in a tucked away position and is within walking distance of the cricket ground and town centre. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Ground Floor Cloakroom, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. There is more than Ample Parking to be found at the front of the house and the drive approaches the Integral Garage. The rear garden is particularly private and sheltered and to appreciate the private location and standard of accommodation on offer, early viewing of this property 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, follow the one way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and at the level crossing, turn left into Mareham Lane. Turn right into Boundary Pastures and Pavilion Gardens is the third cul-de-sac on the right hand side. Continue to the head of the cul-de-sac and the property is indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator and built-in cupboard.

Lounge: 4.72m (15'6") extending to 5.41m (17'9") (into bay window) x 4.70m (15'5") max

Having fireplace surround with open fire, dado rail and two radiators.

Dining Room: 3.25m (10'8") x 2.67m (8'9")

Having radiator, thermostat and patio doors to the garden.

Kitchen: 3.25m (10'8") x 2.62m (8'7")

Having wall and base units with worktop over, 1½ single drainer inset sink with monobloc tap, tiled splashbacks, cooker hood, tiled floor, concealed wall lighting and free standing cooker.

Utility Room: 1.73m (5'8") x 1.57m (5'2")

Having double glazed rear entrance door, wall and base units, fitted worktop, tiled splashbacks, plumbing for washing machine and dishwasher and tiled floor. A door provides access to the Inner Lobby with access to the cloakroom and garage.

Cloakroom:

Having low level w.c, corner hand washbasin with mixer tap and tiled splashback, chrome towel radiator and tiled floor.

Stairs from the hall provide access to the **First Floor Landing** having loft access and airing cupboard.

Bedroom 1: 4.04m (13'3") x 3.15m (10'4")

Having two built-in double wardrobes, two chests of drawers, dressing table and radiator.

En-Suite:

Being fully tiled and having corner mounted mains fed shower with enclosure, low level w.c with concealed cistern, bowl sink with side mixer tap, chrome towel radiator, downlighters and tiled floor.

Bedroom 2: 3.73m (12'3") x 3.10m (10'2") max

Having radiator.



Lounge



Dining Room



Kitchen



Utility Room

Bedroom 3: 3.58m (11'9") extending to 4.04m (13'3") x 2.49m (8'2")
Having radiator and built-in cupboard.

Bedroom 4: 3.40m (11'2") x 1.93m (6'4") extending to 2.51m (8'3")
Having radiator.

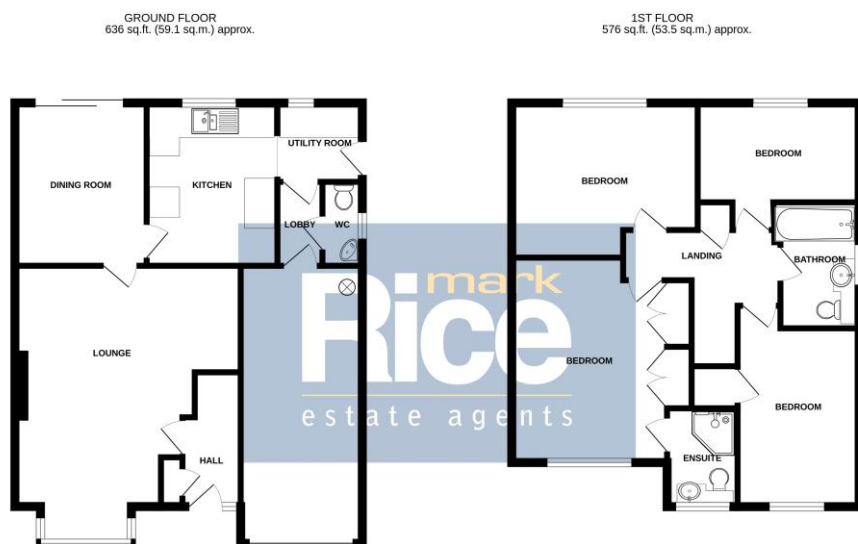
Bathroom:

Being fully tiled and having tiled floor, bath with corner mounted mixer tap and mains fed shower over, low level w.c, bowl sink with side mixer tap and chrome towel radiator.

Outside:

The majority of the drive is block paved, with a further gravelled area to the side to provide more than **Ample Parking**. This approaches the **Integral Garage 5.66m (18'7") x 2.44m (8'0")** housing the boiler and having up and over door, light and power points and door to the Inner Lobby leading to the house. A gate provides access to the **Fully Enclosed Rear Garden** which is particularly private and has a patio, lawn and further low maintenance gravelled borders.

Council Tax Band C.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Cloakroom



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 01/05/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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