

***RIPON DRIVE,  
SLEAFORD, NG34 8UF***



***New Price £180,000***

***Located within this popular residential area to the North of the town and offered to the market with No Forward Chain, a good sized Three Bedroom Semi Detached House with Ample Parking and Detached Garage. The property would benefit from some cosmetic updating throughout, however benefits from Gas Central Heating and Double Glazing. The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Ground Floor Shower Room and Three Bedrooms. Outside the Garage is larger than average and the Rear Garden is particularly private and not overlooked.***

**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:**

Heading North from our office, proceed past the Tesco traffic lights and over Galley Hill Bridge and take the second turning on the right into York Road. Take the first turning on the right into Ripon Drive and turn left at the 'T' junction. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having smoke alarm, coved ceiling, understairs store cupboard and radiator.

**Shower Room:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with electric shower, tiled splashbacks and radiator.

**Lounge Diner: 6.63m (21'9") x 3.05m (10'0") max**

Having coved ceiling and radiator.

**Kitchen: 2.57m (8'5") x 2.01m (6'7")**

Having a range of matching wall and base units with worktop over, 1½ bowl inset composite sink with mixer tap, space for electric cooker with matching unit cooker hood over, tiled splashbacks, wall mounted combination boiler, coved ceiling, radiator and side entrance door.

Stairs from the hall provide access to the **First Floor Landing** having loft access and smoke alarm.

**Bedroom 1: 3.96m (13'0") x 3.40m (11'2") max**

Having over stairs store cupboard, coved ceiling and radiator.

**Bedroom 2: 3.17m (10'5") x 2.39m (7'10")**

Having airing cupboard, coved ceiling and radiator.

**Bedroom 3: 2.36m (7'9") x 2.26m (7'5")**

Having coved ceiling and radiator.

**Outside:**

A concrete drive provides Off Road Parking for a number of vehicles and approaches the **Detached Single Garage 5.79m (19'0") x 3.10m (10'2")** having manual up and over door, power points, lighting and loft storage. The remainder of the front garden is laid to lawn with a concrete path leading to the front door. The path continues to the Rear Garden with concrete patio area, paved path, further hard standing to the rear of the garage for a timber shed, lawn and a cold water tap is fitted. The garden is partially enclosed by timber fencing.

Council Tax Band B.



**Shower Room**



**Lounge**



**Further Aspect**



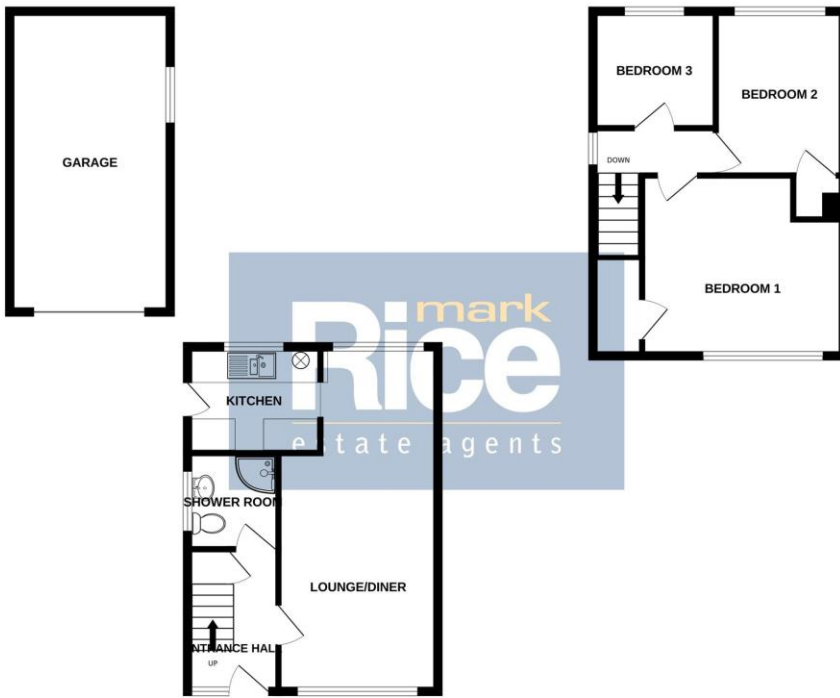
**Kitchen**



**Bedroom 1**

GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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 areas 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 2*



*Bedroom 3*



*Rear Garden*



*Further Aspect*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	

*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 29/05/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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