

***LAVENDER CLOSE,
SLEAFORD, NG34 7GT***

£250,000

Located within this popular residential area to the South of the town and in a cul-de-sac setting, a much improved and modernised Three Bedroom Detached House with a larger than average rear garden. The property is within walking distance of the town centre and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Cloakroom, Lounge Diner, 18'5 Re-Fitted Kitchen with Dining Area, Conservatory, Three Bedrooms and Re-Fitted Family Bathroom. Outside a drive provides Parking and approaches the integral store (formerly the garage) and the extensive rear garden is a particular feature of this property and is fully enclosed.

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 bear right again towards Handley Monument. Filter left and after the level crossings turn right and bear left into London Road. Take the first turning on the left into Southfields and turn left again into Hawthorn Drive. Take the third left turn into Lavender Close and 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 Hall having radiator.

Cloakroom:

Having low level w.c, hand washbasin with mixer tap, tiled splashbacks and radiator.

Lounge Diner: 5.69m (18'8") x 4.47m (14'8") max

Having two double radiators gas point and patio doors providing access to the:

Conservatory: 3.17m (10'5") x 2.74m (9'0")

Having tiled floor, radiator and French doors to the garden.

Kitchen: 5.61m (18'5") x 3.61m (11'10") narrowing to 2.49m (8'2")

Having an extensive range of wall and base units, worktop, tiled splashbacks, American style fridge freezer, microwave, double oven, further single oven with electric hob over, 1½ bowl single drainer inset sink with monobloc tap, double glazed rear entrance door, double radiator and door to storage area.

Storage Area: 2.49m (8'2") x 1.70m (5'7")

Having up and over door.

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

Bedroom 1: 3.71m (12'2") x 3.43m (11'3")

Having radiator and built-in double wardrobe.

Bedroom 2: 3.81m (12'6") x 2.64m (8'8")

Having radiator.

Bedroom 3: 2.69m (8'10") x 2.87m (9'5") narrowing to 2.51m (8'3")

Having built-in cupboard and radiator.

Bathroom:

Having bath with mixer tap and mains fed shower over, low level w.c, vanity hand washbasin with mixer tap and cupboard below. tiled splashbacks, chrome towel radiator and tiled floor.



Cloakroom



Lounge Diner



Kitchen



Further Aspect



Bedroom 1

Rear Garden:

The front garden is laid mainly to lawn with a border to the side, and a gravelled drive approaches the storage area. A side gate provides access to the **Rear Garden** which has a block paved patio area, lawn, borders and a cold water tap is fitted. Two timber sheds are also included.

Council Tax Band B.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 2



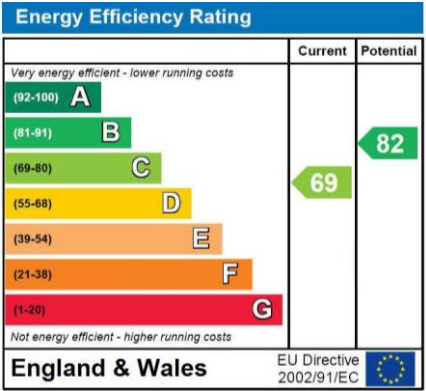
Bedroom 3



Bathroom



Rear Garden



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 16/01/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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