

***SNOW CLOSE,  
SLEAFORD, NG34 8YT***



***£230,000***

***Located within this cul-de-sac setting to the North of the town, a well presented Three Bedroom Detached House with Gardens, Integral Garage and Ample Parking. The property is Double Glazed and benefits from Gas Central Heating to the full accommodation comprising Entrance Hall, Lounge, Cloakroom, Kitchen Diner, Three Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. 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:**

Travelling from our office, head North via Northgate and proceed past the Tesco traffic lights. Continue over the Galley Hill Bridge into Lincoln Road and continue to the next mini roundabout. Turn right into Whittle Road and turn left into Snow Close and at the 'T' junction, the property is located straight ahead as indicated by our 'For Sale' board.

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An entrance door provides access to the hall having radiator.

**Lounge: 4.90m (16'1") x 3.10m (10'2") max**  
Having double radiator.

**Inner Hall:**  
Having radiator.

**Cloakroom:**  
Having low level w.c, hand washbasin and radiator.

**Kitchen Diner: 5.69m (18'8") x 2.29m (7'6")**  
Having wall and base unit with worktop over, inset gas hob, built-in oven, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, plumbing for washing machine, French doors to garden and double radiator.

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

**Bedroom 1: 4.19m (13'9") x 2.90m (9'6")**  
Having radiator.

**En-Suite:**  
Having separate mains fed shower, pedestal hand washbasin, low level w.c, radiator, tiled splashbacks and extractor fan.

**Bedroom 2: 3.43m (11'3") x 2.62m (8'7")**  
Having radiator.

**Bedroom 3: 2.95m (9'8") x 2.34m (7'8")**  
Having radiator.

**Bathroom: 2.59m (8'6") x 1.65m (5'5")**  
Having bath, pedestal hand washbasin, low level w.c, radiator extractor fan and tiled splashbacks.

**Rear Garden:**  
The garden to the front of the property has a double width drive and lawn, and the **Rear Garden** is laid to lawn with borders, with a large patio area. The property has an **Integral Garage** with up and over door and light and power points.



**Lounge**



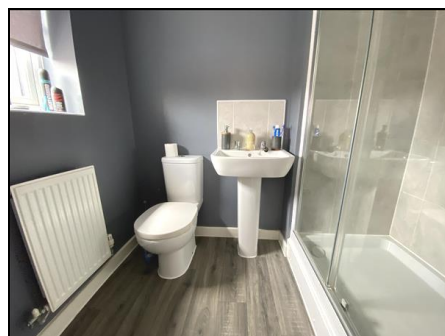
**Cloakroom**



**Kitchen Diner**

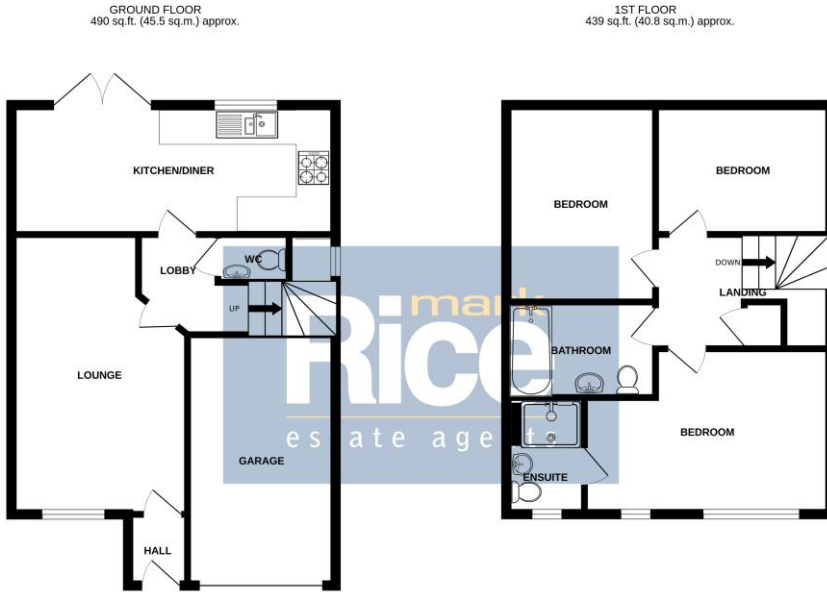


**Bedroom 1**



**En-Suite**

**Council Tax Band C.**



TOTAL FLOOR AREA: 929 sq.ft. (86.2 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 3**



**Bathroom**



**Rear Garden**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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 17/7/24*

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