

***YORK ROAD,  
SLEAFORD, NG34 8UA***



***£190,000***

***An extended Three Bedroom Semi Detached House located to the North of the town, with Ample Off Road Parking and a particularly private Low Maintenance South West Facing Rear Garden. The property has been well maintained by the current owners and offers living accommodation comprising Entrance Hall, Ground Floor Bathroom, Lounge, 'L' Shaped Dining Kitchen, Three Bedrooms and Separate W.C. Outside the drive approaches the Detached Garage with power and lighting.***

**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, proceed North and follow the road over Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and follow the road. The property is located on the right hand side as indicated by our 'For Sale' board.

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A part glazed double glazed door with side glazed panels provides access to the hall having storage cupboard and gas heater.

**Bathroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, shower screen and electric chrome towel radiator.

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

Having gas fire with surround coved ceiling and electric radiator.

**Dining Kitchen: 4.93m (16'2") x 2.34m (7'8") & 2.54m (8'4") x 2.01m (6'7")**

Having a range of wall and base units with worktop over, tiled splashbacks, 1½ bowl single drainer sink with mixer tap, space for tumble dryer and fridge freezer, integrated five ring gas hob, integrated electric oven, cooker hood, space and plumbing for dishwasher and automatic washing machine, tiled floor, coved ceiling, wall mounted electric heater and French doors providing access to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access and electric heater.

**Bedroom 1: 3.28m (10'9") x 2.97m (9'9")**

Having a range of Sharpe's fitted wardrobes and electric radiator.

**Bedroom 2: 3.23m (10'7") x 2.36m (7'9")**

Having coved ceiling and electric radiator.

**Bedroom 3: 2.44m (8'0") x 2.26m (7'5")**

Having coved ceiling and electric radiator.

**Separate W.C.**

Having low level w.c, vanity hand washbasin and heated chrome towel rail.

**Outside:**

A drive to the front of the property provides **Parking** for a number of vehicles and leads to the **Detached Garage** with power and lighting. There are low maintenance gravelled borders to the front and the South West facing **Rear Garden** has been landscaped for ease of maintenance and has a patio and gravelled area. The garden is enclosed by timber fencing.



**Bathroom**



**Lounge**



**Dining Kitchen**



**Further Aspect**

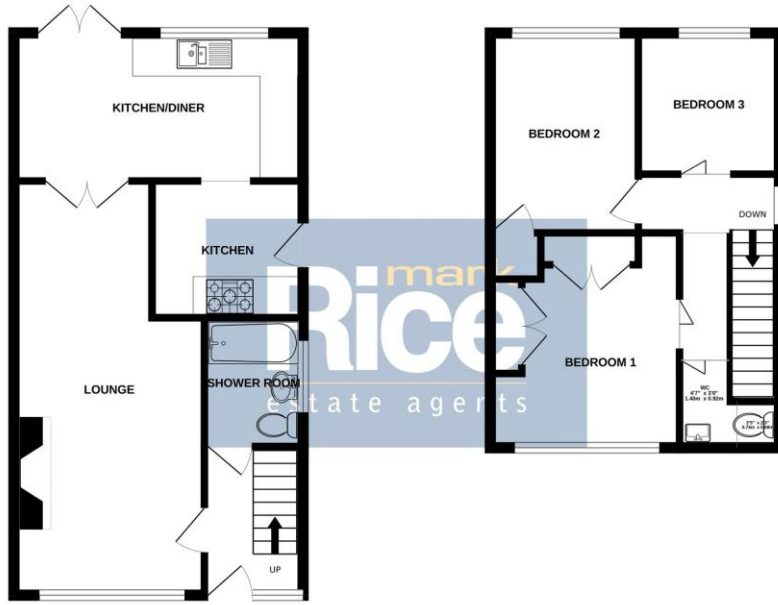


**Further Aspect**

Council Tax Band B.

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.

While 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*



*Rear Garden*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(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 26/06/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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