

***HOLLY CLOSE,
SLEAFORD, NG34 7LD***



£195,000

A spacious Three Bedroom Semi Detached House, located within this quiet cu-de-sac and within walking distance of the town centre and its amenities. Offered to the market with No Forward Chain, the property benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Porch, Hall, 20'2 Lounge Diner, Kitchen, Conservatory, Cloakroom, Three Bedrooms and Shower Room. Outside a drive provides Off Road Parking and leads to the Integral Garage and the Rear Garden is fully enclosed and particularly private.

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 offices, follow the one way system past the Market Place, turning right into Carre Street and bear right towards the Handley Monument. Filter left and after the level crossings, turn right and filter left into London Road. Turn left into Southfields and follow the road as it bears to the right and continue into Holly Close. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the **Hall** having further door to the:

Lounge Diner: 6.15m (20'2") x 3.78m (12'5")

narrowing to 2.72m (8'11")

Having two double radiators, thermostat and coved ceiling

Kitchen: 3.56m (11'8") x 2.18m (7'2")

Having an extensive range of wall and base units with worktop over, tiled splashbacks, inset sink with monobloc tap, inset gas hob, built-in electric oven, cooker hood, double radiator and space for appliances. A double glazed door provides access to the:

Conservatory: 2.39m (7'10") x 1.75m (5'9")

Having door to garden, tiled floor and plumbing for automatic washing machine.

Cloakroom:

Having low level w.c, and corner hand washbasin.

Stairs provide access to the **First Floor Landing** having airing cupboard with boiler, loft access and radiator.

Bedroom 1: 3.96m (13'0") x 3.30m (10'10") narrowing to 2.82m (9'3")

Having radiator and coved ceiling.

Bedroom 2: 3.96m (13'0") x 3.05m (10'0") narrowing to 2.57m (8'5")

Having radiator and coved ceiling.

Bedroom 3: 2.59m (8'6") x 2.03m (6'8")

Having built-in wardrobe cupboard and radiator.

Shower Room:

Having low level w.c, pedestal hand washbasin, shower cubicle with electric shower unit, tiled splashbacks and radiator.

Outside:

The front garden is laid mostly to lawn and a drive provides Parking and approaches the **Integral Garage 4.90m (16'1") x 2.54m (8'4")** having up and over door and light and power points. A gate provide access to the Rear Garden which is mostly laid to lawn with a decking area, borders and a patio.



Lounge Diner



Kitchen



Bedroom 1

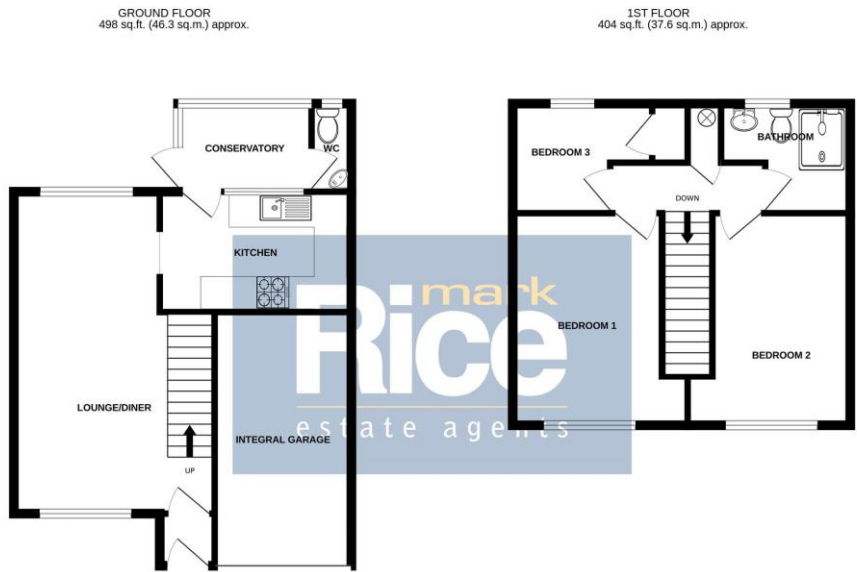


Bedroom 2



Bedroom 3

Council Tax Band B.



TOTAL FLOOR AREA: 903 sq.ft. (83.8 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 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 here and been tested and not guaranteed as to their operability or efficiency can be given.
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Shower Room



Rear Garden



Further Aspect

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 12/08/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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