

***SHELDRAKE ROAD,
SLEAFORD, NG34 7XF***



£375,000

Located within one of Sleaford's most popular residential areas, and with the advantage of being offered to the market with No Forward Chain, a superbly presented and spacious Four Bedroom Detached Family Home offering Ample Parking, Double Garage and Fully Enclosed Rear Garden. The property benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall with store cupboard, Lounge, Conservatory, Dining Kitchen, Utility Room, Study, Cloakroom, Four Good Sized Bedrooms, three of which have built-in wardrobes, En-Suite to the master bedroom and Family Bathroom. Outside, a resin drive provides more than Ample Parking and approaches the Double Garage and the South facing rear garden is designed with ease of maintenance and families in mind and is fully enclosed. To fully appreciate the position and condition of this property, viewing is strongly 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:

From our offices head South and take the first turning on the right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossings into King Edward Street. Take the first turning on the right into Finch Drive and proceed to the 'T' junction. Turn right into Rookery Avenue and take the third turning on the right into Sheldrake Road. The property is located on the left hand side.

A composite double glazed entrance door provides access to the Entrance Hall having understairs storage cupboard, smoke alarm and radiator.

Cloakroom:

Being part tiled and having close coupled wc, bowl style vanity hand washbasin with mixer tap, ceiling downlighters, tiled floor and chrome towel radiator.

Study: 2.79m (9'2") x 2.16m (7'1")

Having radiator.

Lounge: 5.28m (17'4") x 3.58m (11'9")

Having bay window, feature fireplace with electric fire and surround, two radiators and French door leading to the:

Conservatory: 3.68m (12'1") x 3.38m (11'1")

Having French doors to the rear garden.

Dining Room: 3.10m (10'2") x 2.97m (9'9")

Having bay window and radiator.

Kitchen: 4.37m (14'4") x 2.95m (9'8")

Having a range of wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated dishwasher, space for Range cooker with cooker hood over, tiled floor and radiator.

Utility Room: 1.96m (6'5") x 1.85m (6'1")

Having space for American Fridge Freezer, space and plumbing for washing machine, space for tumble drier, extractor fan, tiled floor, radiator and side entrance door.

Stairs from the Entrance Hall provide access to the First Floor Landing having loft access, smoke alarm and cupboard housing the central heating boiler.

Bedroom 1: 4.06m (13'4") x 3.20m (10'6")

Having large built-in double wardrobe and radiator.



Study



Lounge



Conservatory



Dining Room



Kitchen

En-Suite:

Being fully tiled and having close coupled wc, hand washbasin with mixer tap, double shower cubicle with mains fed shower, ceiling downlighters, extractor fan and chrome towel radiator.

Bedroom 2: 3.76m (12'4") x 3.17m (10'5")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.17m (10'5") x 2.90m (9'6")

Having built-in double wardrobe and radiator.

Bedroom 4: 2.69m (8'10") x 2.03m (6'8")

Having radiator.

Bathroom:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

An extensive resin drive provides **Parking** for a number of vehicles and approaches the **Detached Double Garage 5.31m (17'5") x 4.98m (16'4")** having electric roller door, power points and lighting. A timber gate provides access to the **South Facing Rear Garden** having a large resin patio and raised lawn area, all fully enclosed by timber fencing. A cold water tap is fitted.



Utility Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3

GROUND FLOOR
1074 sq.ft. (99.7 sq.m.) approx.

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1701 sq.ft. (158.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 4



Bathroom



Rear Garden



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 19/08/2024

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