

**WALNUTGARTH,
SLEAFORD, NG34 7FL**



£245,000

With the advantage of No Forward Chain and located in a much sought after area, a Three Bedroom Stone Fronted Detached Bungalow with Garage, Parking and Manageable Gardens. The property is located to the corner of this small cul-de-sac of similar properties, and has full accommodation comprising Entrance Hall, Lounge, Dining Area, Kitchen, Bathroom and Three Bedrooms. The property further benefits from Gas Central Heating and Double Glazing and 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:

From our office, follow the one way system past the Market Place turning right into Carre Street and bearing left into Boston Road. Turn right after the recreation ground into Russell Crescent and take the fifth turning on the right hand side into Forum Way. Turn right into Walnutgarth and the property is located at the head of the cul-de-sac, as indicated by our 'For Sale' board.

A double glazed door provides access to the **Porch 1.17m (3'10") x 0.41m (1'4")**, with a further door to the hall having radiator and loft access.

Lounge: 3.73m (12'3") x 3.56m (11'8")

Having box bay window, double radiator, coal and living flame effect gas fire with surround and coved ceiling. An arch provides access to the:

Dining Area: 2.97m (9'9") x 2.67m (8'9")

Having radiator and coved ceiling.

Kitchen: 2.97m (9'9") x 2.36m (7'9")

Having a range of wall and base units with worktop over, tiled splashbacks, hatch to dining area, radiator, inset sink with monobloc tap, double glazed rear entrance door, plumbing for washing machine and dishwasher, extractor fan, integrated fridge freezer and built-in oven with gas hob over.

Bedroom 1: 3.53m (11'7") x 3.05m (10'0")

Having radiator.

Bedroom 2: 3.25m (10'8") x 3.05m (10'0")

Having radiator.

Bedroom 3: 2.79m (9'2") x 2.31m (7'7")

Having radiator.

Shower Room:

Being fully tiled and having separate shower cubicle with mains fed shower, low level w.c, vanity hand washbasin, chrome towel radiator, tiled floor and cupboard housing the boiler.

Outside:

The garden to the front of the property is laid to gravel and a drive to the side of the bungalow approaches the **Attached Garage 5.36m (17'7") x 2.79m (9'2")** having up and over door, uPVC side entrance door and light and power points. A cold water tap is fitted to the side of the bungalow and the **Rear Garden** is laid mostly to lawn with a patio, borders and a Shed is included.



Lounge



Dining Area



Kitchen

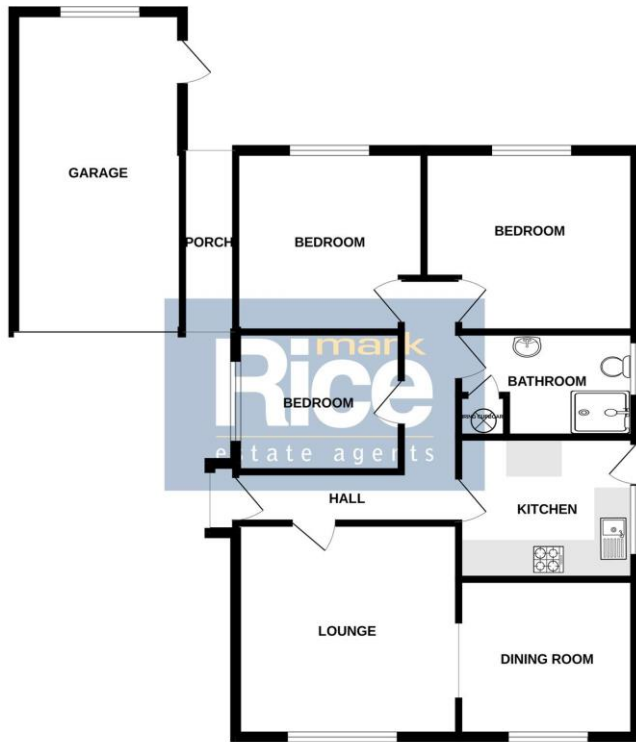


Bedroom 1



Bedroom 2

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures 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



Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		70	
(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 02/09/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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