

***LARCH WAY,
SLEAFORD, NG34 7UG***



£235,000

Located in a quiet position at the end of this popular cul-de-sac within this sought after residential area and convenient for the town centre, a well presented Three Bedroom Detached House offered to the market with No Forward Chain. The property has a larger than average plot, and has accommodation comprising Hall, Cloakroom, Lounge Diner, Kitchen, Three Bedrooms and Re-Fitted Bathroom. There is more than Ample Parking to the front and an Integral Garage, and the rear garden is particularly private and sheltered. Early viewing of this property 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 turn right again and proceed towards the Handley Monument. Filter left and after the level crossing, turn right and bear left into London Road. Take the second turning on the left into Southfields and Larch Way is the second cul-de-sac on the left hand side. The property is located at the head of the cul-de-sac.

A double glazed entrance door provides access to the Hall having radiator.

Cloakroom:

Having low level w.c, hand washbasin with tiled splashbacks and radiator.

Lounge: 5.69m (18'8") x 4.11m (13'6") narrowing to 3.23m (10'7")

Having dado rail, radiator and built-in cupboard and shelves under the stairs.

Kitchen: 3.56m (11'8") x 2.34m (7'8")

Having a range of wall and base units with worktop over, tiled splashbacks, double glazed rear entrance door, inset sink with monobloc tap, space for cooker, plumbing for washing machine and double radiator.

Stairs provide access to the **First Floor Landing** having airing cupboard housing the combination boiler.

Bedroom 1 3.63m (11'11") x 2.95m (9'8")

Having built-in double wardrobe and radiator.

Bedroom 2: 3.51m (11'6") x 2.57m (8'5")

Having radiator.

Bedroom 3: 2.84m (9'4") x 2.64m (8'8") max

Having built-in cupboard and radiator.

Bathroom:

Having 'P' shaped bath with mains fed shower over, vanity hand washbasin with mixer tap and cupboard below, low level w.c and chrome towel radiator.

Outside:

The garden to the front of the property is laid to gravel to provide more than **Ample Parking**, and a drive approaches the **Integral Garage** having up and over door and light and power points. The **Rear Garden** has a patio, lawn and a garden shed is included.



Cloakroom



Lounge



Kitchen

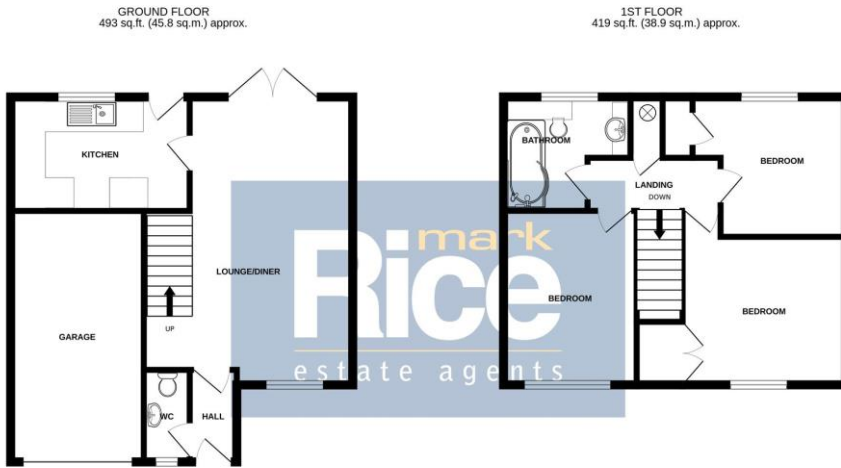


Bedroom 1



Bedroom 2

Council Tax Band B.



TOTAL FLOOR AREA - 912 sq.ft. (84.7 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. Made with Metropix G2024



Bedroom 3



Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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 30/9/24

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