

**WALNUTGARTH,
SLEAFORD, NG34 7FL**



£235,000

An immaculate and modernised Two Bedroom Detached Bungalow, located within this cul-de-sac setting, convenient for the town centre. The stone fronted bungalow benefits from Gas Central Heating, Triple Glazing and uPVC Soffits and Facias, and the well presented accommodation comprises Entrance Hall, Lounge, 16'5 Dining Kitchen with island unit, Two Double Bedrooms, Inner Hall and Re-Fitted Shower Room. The property has a low maintenance garden to the front and a drive providing Parking for two vehicles which also approaches the Detached Garage. The garden to the rear is enclosed and to appreciate the standard of accommodation available and its location, 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 bear left into Boston Road. After the recreation ground, turn right to Russell Crescent and take the fifth turning on the right into Forum Way. Turn right into Walnutgarth and the property is located on the right hand side.

A triple glazed door provides access to the Hall with further door to the:

Lounge: 4.78m (15'8") x 3.56m (11'8")

Having box bay window and double and single radiators.

Dining Kitchen: 5.00m (16'5") x 2.97m (9'9")

Having wall and base units, worktop, eye level electric oven, island unit with induction hob, under counter sink with monobloc tap, plumbing for washing machine, tiled splashbacks, two radiators and double glazed rear entrance door.

Inner Hall:

Having radiator and cupboard housing the combination boiler.

Bedroom 1: 4.01m (13'2") x 2.92m (9'7") extending to 3.25m (10'8")

Having radiator.

Bedroom 2: 2.62m (8'7") x 2.57m (8'5") extending to 2.95m (9'8")

Having radiator.

Shower Room:

Having low level w.c vanity hand washbasin with mixer tap, separate shower cubicle with mains fed unit, chrome towel radiator, tiled splashbacks, tiled floor and shaver point.

Outside:

The garden to the front of the property is gravelled for ease of maintenance and a tarmac drive provides more than **Ample Parking** and approaches the **Detached Garage**, having up and over door, loft storage and light and power points. The **Rear Garden** has a lawn, well stocked borders, a patio adjacent to the bungalow with a further circular patio, and to one corner of the garden is a further patio area. A cold water tap is fitted.

Council Tax Band B



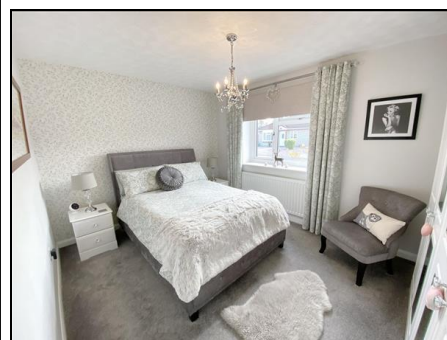
Lounge



Kitchen Diner



Further Aspect

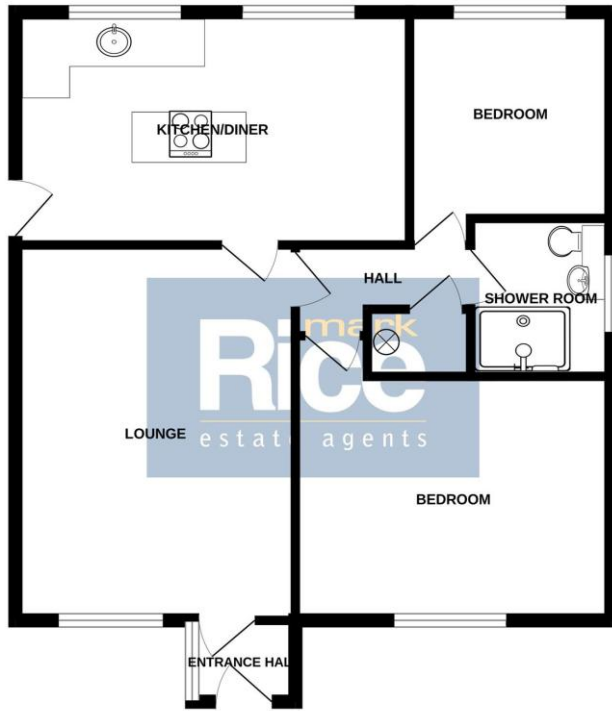


Bedroom 1



Bedroom 2

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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 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 Metropia 12024



Shower Room



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(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 05/04/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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