

**WALNUTGARTH,
SLEAFORD, NG34 7FL**



£320,000

Located within this popular residential area convenient for the town centre, a stone fronted and good sized Three Bedroom Detached Bungalow with a South Facing Garden, Detached Garage and Parking for approximately four vehicles to the front. The property is well presented and benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Hall, Utility Room/Store, Lounge, Separate Dining Room, Kitchen, Bathroom with separate shower, Three Good Sized Bedrooms and En-Suite to the master bedroom. The property is nicely placed within this cul-de-sac and to appreciate its size and the amount of parking available, 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 on the right hand side, turn right into Russell Crescent. Take the fifth turning on the right into Forum Way and turn right again into Walnutgarth. The property is located on the left hand side.

A double glazed entrance door provides access to the Hall having radiator, loft access and airing cupboard.

Storage/Utility Cupboard (Originally designed as a separate w.c):

Having plumbing for washing machine.

Lounge: 4.39m (14'5") x 3.86m (12'8")

Having gas living flame effect fire with surround, bow window, double radiator and double opening doors providing access to the:

Dining Room: 3.25m (10'8") x 2.62m (8'7")

Having radiator and French doors to the rear garden.

Kitchen: 3.25m (10'8") x 2.64m (8'8")

Having wall and base units with worktop over, tiled splashbacks, double glazed rear entrance door, built-in oven, inset gas hob, cooker hood, wall mounted gas boiler, inset sink with monobloc tap, plumbing for dishwasher and double radiator.

Bathroom:

Being fully tiled and having separate corner shower cubicle with mains fed shower, vanity hand washbasin with mixer tap, low level w.c, bath, chrome towel radiator (independently operated), tiled floor and under floor heating.

Bedroom 1: 3.58m (11'9") x 2.69m (8'10")

Having radiator.

En-Suite:

Being fully tiled and having separate shower with mains fed unit, vanity hand washbasin, low level w.c and radiator.

Bedroom 2: 3.38m (11'1") x 2.92m (9'7") narrowing to 2.67m (8'9")

Having radiator.

Bedroom 3: 2.36m (7'9") x 2.31m (7'7") (Currently used as a Dressing Room):

Having radiator.



Hall



Lounge



Dining Room



Kitchen



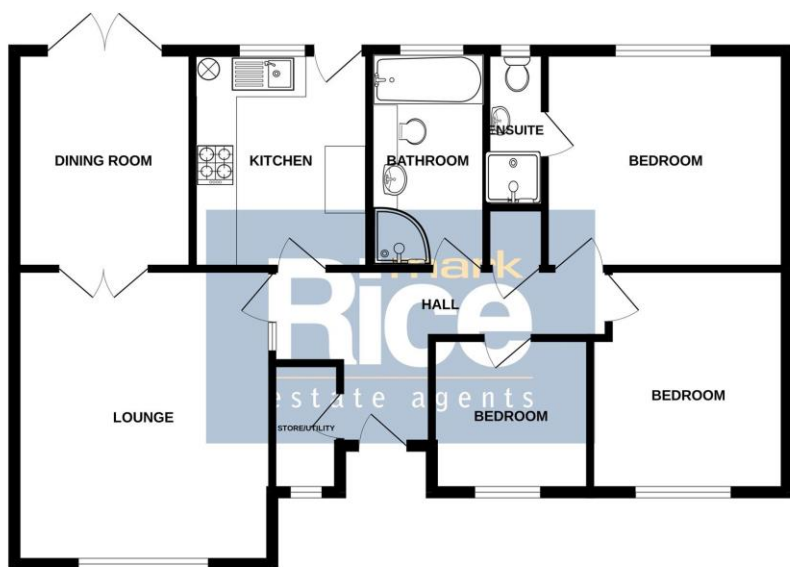
Bathroom

Outside:

The front garden is gravelled for ease of maintenance with a path providing access to the front door and approaching the large gravelled drive with Parking for approximately four vehicles. This approaches the **Detached Garage 5.64m (18'6") x 5.61m (18'5")** having two up and over doors, light and power points, loft storage and a personal door to the rear garden. The **South Facing Rear Garden** is fully enclosed and particularly private and sheltered and the garden is laid to gravel with a paved patio area providing access to the **Garage and Summer House** which is included in the sale. There is a circular patio area and well stocked borders. A further **Side Garden** has a private patio area and a gravelled area, providing a peaceful retreat.

Council Tax Band D.

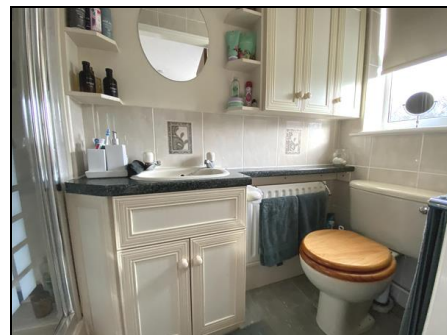
GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the borders 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 03024



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3




Rear Garden



Further Aspect



Side Garden

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | 67 | |
| (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 29/10/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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