

***BARLEY WAY,
SLEAFORD, NG34 7EX***



£315,000

Located within this popular and quiet residential area within walking distance of the town centre, a spacious and well presented Four Bedroom Detached House, situated on a corner plot with a Double Garage and a Fully Enclosed South Facing Rear Garden. The property has been well maintained by its current owners and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Study, Cloakroom, Large Kitchen with Dining Area off, Utility Room, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, a drive provides off road parking for two vehicles and the rear garden is larger than average for this style of property. To fully appreciate everything this superb home has to offer together with its convenient location, early 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.

A double glazed composite entrance door provides access to the **Entrance Hall** having feature Oak and glass balustrade, understairs storage, coved ceiling, smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled floor, tiled splashbacks, coved ceiling, extractor fan and radiator.

Study: 3.07m (10'1") x 2.49m (8'2")

Having coved ceiling and radiator.

Lounge: 5.03m (16'6") x 3.20m (10'6")

Having bay window, living flame effect gas fire with surround, coved ceiling and two radiators.

Dining Room: 3.20m (10'6") x 2.24m (7'4")

Having tiled floor, sliding patio doors to the rear garden, radiator, and opening providing access to the:

Kitchen: 4.47m (14'8") x 3.05m (10'0") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, single eye level electric oven, inset four ring gas hob with matching unit cooker hood over, space and plumbing for dishwasher, space for large fridge freezer, tiled splashbacks, tiled floor, coved ceiling, ceiling downlighters and radiator.

Utility Room: 1.70m (5'7") x 1.35m (4'5")

Having base unit with worktop over, single drainer sink with mixer tap, space and plumbing for washing machine, space for wine cooler, wall mounted Worcester Bosch combination boiler (approximately 12 months old), tiled splashbacks, tiled floor, coved ceiling, radiator and side entrance door.

Stairs from the hall provide access to the First Floor Landing having coved ceiling, loft access, and airing cupboard.

Bedroom 1: 5.11m (16'9") x 3.07m (10'1") max

Having two double built-in wardrobes, coved ceiling, further store cupboard and radiator.

En-Suite:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with mains fed shower, shaver point, coved ceiling, extractor fan and radiator.

Bedroom 2: 3.68m (12'1") x 2.69m (8'10")

Having coved ceiling and radiator.



Study



Lounge



Dining Room



Kitchen



Further Aspect

Bedroom 3: 3.35m (11'0") x 2.49m (8'2") max

Having coved ceiling and radiator.

Bedroom 4: 2.67m (8'9") x 2.49m (8'2")

Having coved ceiling and radiator.

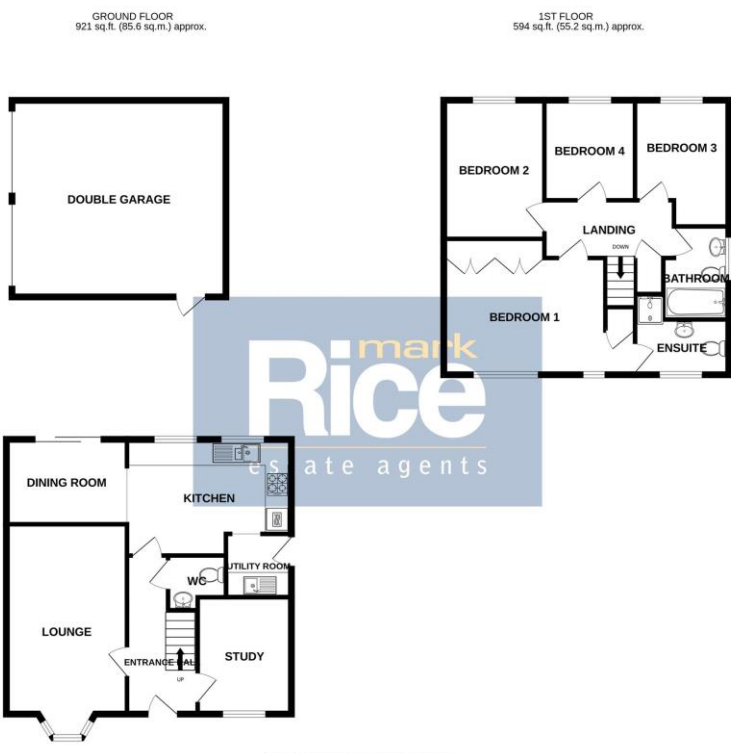
Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, coved ceiling, extractor fan and chrome towel radiator.

Outside:

*A tarmac drive provides **Off Road Parking** for two vehicles and approaches the **Detached Double Garage 5.66m (18'7") x 5.18m (17'0")** having two up and over doors, power points, lighting and a personal door to the rear garden. The front garden is laid mostly to lawn and is set half way around the plot, with a paved path leading to the front door. A timber gate provides access to the **South Facing Rear Garden** which is laid mostly to lawn with two large patio areas, gravelled borders for ease of maintenance and hardstanding for a shed, all enclosed by a combination of timber fencing and brick walling. A cold water tap is fitted.*

Council Tax Band D.



TOTAL FLOOR AREA: 1515 sq. ft. (140.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative 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 is given as to their operability or efficiency can be given.
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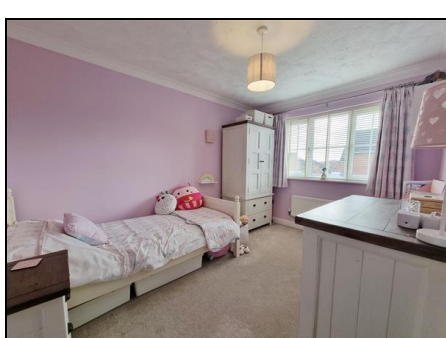
Utility Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



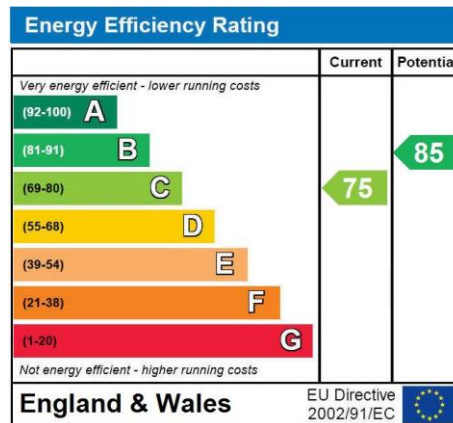
Bathroom



Double Garage



Rear Garden



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 30/10/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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