

***SANDHURST CRESCENT,
SLEAFORD, NG34 7PE***



£160,000

Located in a quiet cul-de-sac within this popular residential area, a Two Bedroom Semi Detached House with Ample Off Road, Parking and a Fully Enclosed Rear Garden, which would make an ideal first time or investment purchase. The property benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Lounge, Kitchen, Two Bedrooms and Family Bathroom. Outside a tandem drive provides Off Road Parking and the rear garden is South facing with a gate providing access to a green area which backs on to Quarrington.

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, head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and proceed over the level crossing into King Edward Street. At the 'T' junction turn right into Grantham Road and take the third turning on the left into Ancaster Drive. Take the third turning on the right into Sandhurst Crescent and follow the road as it bears to the left where the property is located on the left hand side as indicated by our 'For Sale' board.

A uPVC Porch provides access to the double glazed entrance door providing access to the:

Lounge: 4.44m (14'7") x 3.35m (11'0")

Having bow window, smoke alarm, coved ceiling, radiator and an arch providing access to the Kitchen.

Kitchen: 3.38m (11'1") x 2.18m (7'2")

Having a range of matching wall and base units with worktop over, inset single drainer stainless steel sink with mixer tap, integral electric oven with inset four ring electric hob and stainless steel cooker hood over, wall mounted Baxi gas central heating boiler, space for fridge freezer, space and plumbing for washing machine, coved ceiling, radiator and rear entrance door

Stairs provide access to the **First Floor Landing** having store cupboard, coved ceiling and loft access.

Bedroom 1: 3.35m (11'0") x 2.57m (8'5")

Having built-in store cupboard, coved ceiling and radiator.

Bedroom 2: 2.24m (7'4") x 1.88m (6'2")

Having coved ceiling and radiator.

Bathroom:

Being part tiled and having close coupled wc, vanity hand washbasin with mixer tap, panelled bath with pillar taps and electric shower over, coved ceiling and towel radiator.

Outside:

A tandem tarmac drive provides **Off Road Parking** for a number of vehicles, whilst the remainder of the front garden is laid to lawn with a paved path leading to the front entrance porch. A timber gate provides access to the **South Facing Rear Garden** which is fully enclosed by timber fencing and laid mostly to lawn with a patio area, timber constructed shelter (currently used for storage), timber shed and a rear gate leads to a green area between Sandhurst Crescent and Quarrington. A cold water tap is fitted.

**Lounge****Further Aspect****Kitchen****Bedroom 1****Bedroom 2**

Council Tax Band A



TOTAL FLOOR AREA - 498 sq.ft. (46.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors 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 Metamax 32/22



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(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 06/11/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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