

***NURSERY COURT,
SLEAFORD, NG34 7RH***



£315,000

Located in a tucked away position on the edge of one of Sleaford's most popular residential areas, this Three Bedroom Detached Bungalow benefits from a Single Garage and a particularly private and low maintenance South Facing Rear Garden. The property is offered to the market with No Forward Chain and further benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Kitchen, Utility Room, Dining Room, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom. A drive provides Ample Parking and 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.

Directions:

From our office, follow the one way system past the Market Place, turning right into Carre Street and bearing right towards the Handley Monument. Filter left and after the level crossing turn right into Grantham Road and bear immediately left into London Road. Take the first turning on the left into Southfields and turn right into Nursery Court where the property is located on the left hand side as indicated by our 'For Sale' board.

A part glazed double glazed door provides access to the **Entrance Porch** with further glazed door to the **Entrance Hall** having two radiators, airing cupboard, storage cupboard and coved ceiling.

Lounge: 4.88m (16'0") x 3.43m (11'3")

Having two radiators, bay window, electric fire with surround and coved ceiling.

Kitchen: 3.96m (13'0") x 2.54m (8'4")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer sink with monobloc tap, integrated electric oven, four ring gas hob with cooker hood over, tiled splashbacks, under counter fridge and radiator.

Utility Room: 2.54m (8'4") x 1.47m (4'10")

Having wall and base units with worktop over, single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, wall mounted boiler, radiator and side entrance door.

Dining Room: 2.95m (9'8") x 2.67m (8'9")

Having coved ceiling, radiator and French doors to garden.

Bedroom 1: 3.56m (11'8") x 3.51m (11'6")

Having radiator.

Wet Room En-Suite:

Having waterproof panelling, close coupled w.c, floating hand washbasin with mixer tap, mains fed shower, towel radiator and extractor fan.

Bedroom 2: 2.87m (9'5") x 2.67m (8'9")

Having radiator.

Bedroom 3: 3.53m (11'7") x 2.44m (8'0")

Having radiator.

Wet Room Shower Room:

Having waterproof panelling, close coupled w.c, pedestal hand washbasin with pillar taps, mains fed shower, extractor fan and chrome towel radiator.

**Lounge****Kitchen****Utility Room****Dining Room****Bedroom 1**

Outside:

A block paved drive provides Parking for two small vehicles and approaches the **Single Garage** with electric up and over door, power and lighting and door to the garden. The **Rear Garden** has been landscaped for ease of maintenance and laid to patio with gravelled borders, lawn area and a raised bedding area. The garden is enclosed by timber fencing and a cold water tap is fitted.

Council Tax Band D.

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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 Memphis 12/2014



En-Suite



Bedroom 2



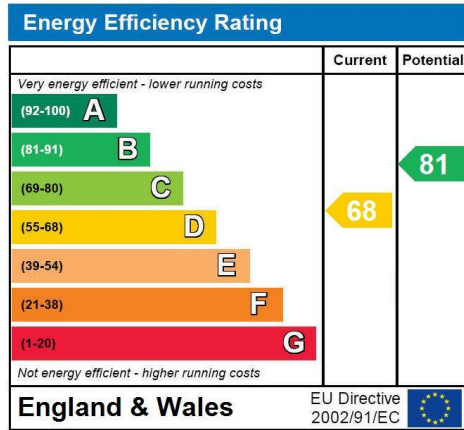
Bedroom 3



Shower Room



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 13/11/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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