

***JACOBSON CLOSE,
SLEAFORD, NG34 8YR***



£245,000

Located in a particularly private and tucked away position within this new development to the North of the town, a well presented Three Bedroom Detached House providing Ample Parking and having a larger rear garden than similar properties. Due to the property being situated at the end of a row of houses, the garden is wider than usual. The property overlooks a playing area and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Dining Kitchen, Lounge, Cloakroom, Utility Room, Three Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. To appreciate the unique position this property offers, early 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, head North via Northgate, past the Tesco traffic lights and proceed over Galley Hill Bridge into Lincoln Road. At the mini roundabout turn right and continue into Whittle Road. Turn left into Jacobson Close and right again and the property can be found at the end of a shared drive, as indicated by our 'For Sale' board.

A covered storm porch and entrance door provide access to the Hall having understairs cupboard and radiator.

Lounge: 3.89m (12'9") x 3.71m (12'2") max
Having radiator.

Cloakroom:

Having low level w.c, corner hand washbasin tiled splashback and radiator.

Dining Kitchen 5.38m (17'8") x 2.82m (9'3")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, gas hob with cooker hood over, built-in oven, French doors to the rear garden and radiator.

Utility Room: 2.29m (7'6") x 1.60m (5'3")

Having base units with worktop over, wall mounted boiler, plumbing for washing machine, rear entrance door and radiator.

Stairs from the hall provide access to the **First Floor Landing** having loft access and built-in cupboard.

Bedroom 1: 3.89m (12'9") narrowing to x 3.58m (11'9") x 3.23m (10'7")
Having radiator.

En-Suite:

Having low level w.c, pedestal hand washbasin, separate shower cubicle with mains fed shower, tiled splashbacks, extractor fan and radiator.

Bedroom 2: 2.87m (9'5") x 2.87m (9'5")
Having radiator.

Bedroom 3: 2.87m (9'5") x 2.51m (8'3")
Having radiator.

Bathroom:

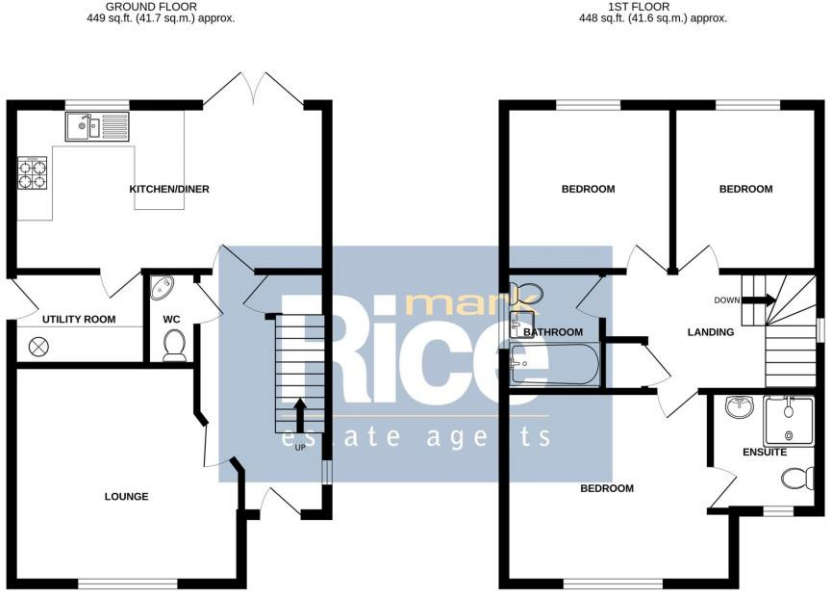
Having bath, pedestal hand washbasin, low level w.c, radiator and extractor fan.

**Lounge****Cloakroom****Dining Kitchen****Text****Bedroom 1**

Outside:

To the front of the property is a double width drive with a small garden area to the side laid to border. The Rear Garden has a large patio area with a lawn and further lawn to the side of the property. A cold water tap is fitted.

Council Tax Band C.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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.
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En-Suite



Bedroom 2



Bedroom 3



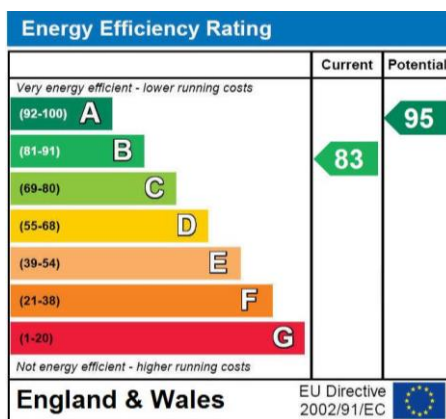
Bathroom



Rear Garden



Further Aspect



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 19/11/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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