

***ACACIA CLOSE,
SLEAFORD, NG34 7UJ***



£215,000

Tucked away in a quiet cul-de-sac within this popular residential area to the South of the town, a spacious Three Bedroom Semi Detached House with Ample Off Road Parking, Integral Garage and South Facing Rear Garden.

The property offers good sized accommodation over two floors and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Three Good Sized Bedrooms with En-Suite to the master bedroom, and Family Bathroom. Outside a drive provides Off Road Parking and the rear garden is South facing and designed with ease of maintenance in mind.

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 offices head South and turn right into Westgate. Follow the road into Castle Causeway and proceed over the level crossing into King Edward Street. At the 'T' junction turn left into Grantham Road and take the first turning on the right into Victoria Avenue and continue to the end of the road. At the 'T' junction proceed straight ahead into Southfields and proceed into Oak Road. Take the second turning on the right into Acacia Close and the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having coved ceiling.

Cloakroom:

Having a close coupled w.c, floating hand washbasins with pillar taps and radiator.

Lounge: 4.34m (14'3") x 4.14m (13'7") max

Having coved ceiling, two wall light points, smoke alarm, radiator and an arch providing access to the:

Dining Room: 3.25m (10'8") x 2.36m (7'9")

Having coved ceiling and French doors providing access to the rear garden.

Kitchen: 3.58m (11'9") x 2.36m (7'9")

Having a range of matching wall and base units with worktop over, inset 1/2 bowl stainless steel sink with mixer tap, single electric oven, inset four ring gas hob with cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks, radiator and rear entrance door.

Stairs from the lounge provide access to the **First Floor Landing** having loft access, smoke alarm and airing cupboard housing the combination central heating boiler.

Bedroom 1: 4.04m (13'3") x 3.45m (11'4") max

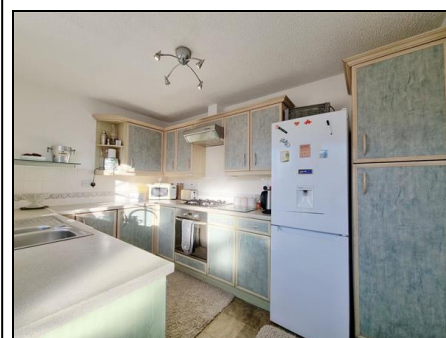
Having double built-in wardrobe and radiator.

En-Suite:

Being part tiled and having a close coupled w.c, floating hand washbasin with pillar taps, separate shower cubicle with mains fed shower, extractor fan and radiator.

Bedroom 2: 3.66m (12'0") x 2.59m (8'6")

Having radiator.

**Lounge****Dining Room****Kitchen****Bedroom 1****En-Suite**

Bedroom 3: 2.84m (9'4") x 2.34m (7'8") max
 Having built-in wardrobe and radiator.

Bathroom: 2.62m (8'7") x 1.98m (6'6")
 Being part tiled and having close coupled wc, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, extractor fan and chrome towel radiator.

Outside:
 A drive provides **Ample Off Road Parking** and approaches the **Integral Garage 5.23m (17'2") x 2.57m (8'5")** having manual up and over door, power and lighting. The front garden is laid to gravel to provide further parking and is fully enclosed by hedging, and a timber gate provides access to the **South Facing Rear Garden** which has been landscaped for ease of maintenance, mainly laid to patio with decorative gravelled borders and further surrounding beds, all of which are enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band B.



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Aspect



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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 here are not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	83
(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 25/11/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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