

***KNIGHT CLOSE,  
SLEAFORD, NG34 8YP***



***£265,000***

***Being approximately five years old and located on this popular residential development to the North of the town, an immaculate and well designed Three Bedroom Detached House with Ample Parking, Garage and a private South Facing Rear Garden. The property is within walking distance of the town centre and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 18'3 Dining Kitchen, Utility Room, Ground Floor Cloakroom, Lounge with French doors to the rear garden, Three Double Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside a drive continues alongside the property to the garage and 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:**

Heading North from our office, continue over the Tesco traffic lights and proceed over the Galley Hill Bridge into Lincoln Road. At the mini roundabout turn right into Whittle Road and take the fourth turning on the right into Knight Close where the property is indicated by our 'For Sale' board.

An entrance door provides access to the Hall.

**Dining Kitchen: 5.56m (18'3") x 2.82m (9'3")**

Having wall and base units with worktop over, built-in oven, inset gas hob with cooker hood over, 1½ bowl single drainer inset sink with monobloc tap, two radiators, large storage cupboard and plumbing for dishwasher.

**Utility Room: 1.85m (6'1") x 1.57m (5'2")**

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

**Cloakroom:**

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

**Lounge: 5.61m (18'5") x 3.07m (10'1")**

Having two radiators and French doors to the South facing rear garden.

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

**Bedroom 1: 5.59m (18'4") x 2.24m (7'4")**

Having two radiators and South facing views.

**En-Suite:**

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

**Bedroom 2: 3.20m (10'6") x 2.79m (9'2")**

narrowing to 2.54m (8'4")

Having radiator.

**Bedroom 3: 2.79m (9'2") x 2.26m (7'5")**

Having radiator.

**Bathroom:**

Having low level w.c, pedestal hand washbasin with mixer tap, bath with mixer tap and shower attachment, tiled splashbacks, radiator and extractor fan.

**Outside:**

There is a well stocked border to the front of the property and a drive provides Parking for two vehicles and continues alongside the house to the



**Dining Kitchen**



**Further Aspect**



**Utility Room**



**Cloakroom**



**Lounge**

**Garage**, having up and over door, loft storage and light and power points. A gate provides access to the **South Facing Rear Garden** which is laid to lawn with well stocked borders and a large patio adjacent to the house which continues to the side of the garage with a further patio area to the rear of the garage. There is a further path which approaches the front door with a gravelled area surrounded by hedging which forms an ideal bin store.

Council Tax Band C.

GROUND FLOOR  
463 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 MyHomeplan 12/2014



**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



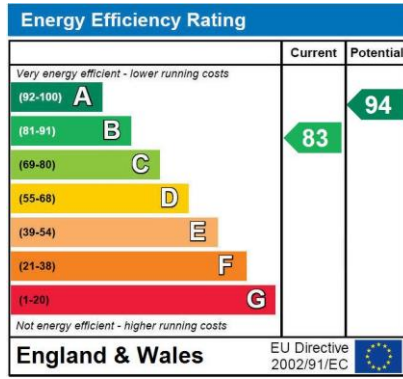
**Bathroom**



**Rear Garden**



**Further Garden 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 03/12/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**