

***KIRK WAY,  
SLEAFORD, NG34 8YL***



***New Price £190,000***

*Nestled on a quiet side road off the main Whittle Road, this well presented and maintained Three Bedroom End Terrace Property offers charming front facing views overlooking one of the estate's scenic greens which is a unique view for this Holdingham estate. Being only five years old, the property further benefits from Off Road Parking for two vehicles and a Fully Enclosed Rear Garden together with Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, a tarmac drive provides Parking and the rear garden is East facing and fully enclosed. This property would make an ideal first time or investment purchase and to fully appreciate its condition and location, 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, proceed past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. At the roundabout take the second exit into Whittle Road and take the fourth turning on the left into Kirk Way. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the Entrance Hall having a smoke alarm and radiator.

**Downstairs W.C:**

Having a close coupled w.c, floating hand washbasin with mixer tap, tiled splashbacks and radiator.

**Lounge: 4.34m (14'3") x 3.68m (12'1") max**

Having UPVC window to the front aspect, radiator, power points, T.V point, telephone point, Wi-fi points and understairs storage cupboard. A large space for all to enjoy.

**Kitchen Diner: 4.65m (15'3") x 2.87m (9'5")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine and tumble dryer, space for fridge freezer, smoke alarm, radiator, UPVC window to the rear and French doors to the rear garden.

**First Floor Landing:**

Having access to the loft, smoke alarm and large storage cupboard.

**Bedroom 1: 3.58m (11'9") x 2.90m (9'6")**

Having UPVC window overlooking the front green area, radiator, power points and access to the:

**En-Suite:**

Having a close coupled wc, pedestal hand washbasin, corner shower cubicle with mains fed shower, tiled splashbacks, extractor fan and chrome towel radiator.

**Bedroom 2: 2.64m (8'8") x 2.29m (7'6")**

Having UPVC window, radiator and power points.

**Bedroom 3: 2.29m (7'6") x 1.90m (6'3")**

Having UPVC window, radiator and power points.

**Family Bathroom:**

Having a close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and electric shower over, tiled splashbacks, extractor fan and towel radiator.

**Lounge****Kitchen Diner****Further Aspect****Bedroom 1****En-Suite**



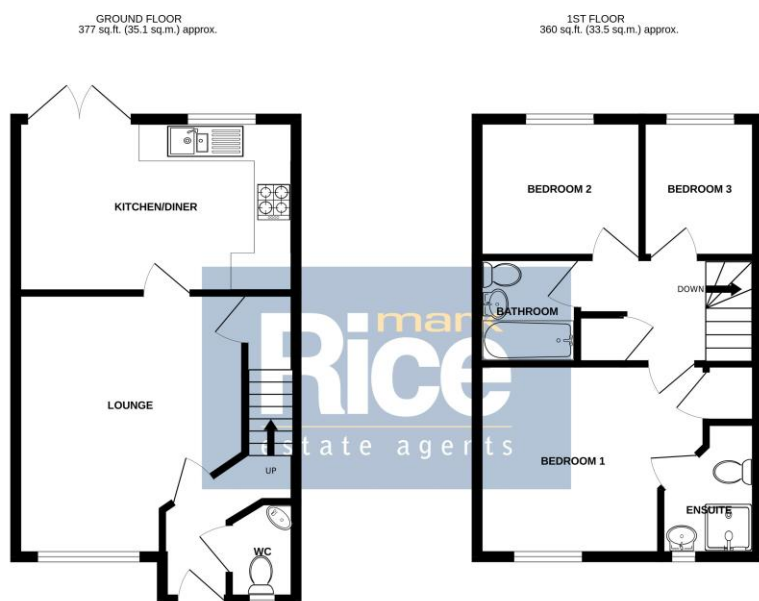
### Outside:

A tarmac drive provides **Off Road Parking** for two vehicles, and the front garden is laid to decorative gravel with low maintenance shrubs and the front of the property overlooks one of the estate's scenic greens. A paved path leads to a timber gate which in turn provides access to the **Rear Garden** which is East facing and laid to lawn with a patio area, hardstanding for a shed and decking area, all fully enclosed by timber fencing. A cold water tap is fitted.

### Agents Note:

The property is Freehold and the vendor informs us there is an annual maintenance charge payable of £179.37 which f for the maintenance of the communal areas.

Council Tax Band A.



TOTAL FLOOR AREA: 736 sq.ft. (68.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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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**Bedroom 2**



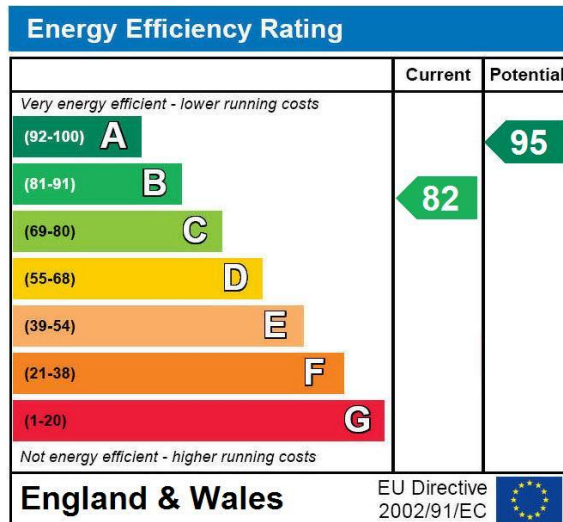
**Bedroom 3**



**Bathroom**



**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 07/01/2025*

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