

***WHEAT GROVE,
SLEAFORD, NG34 7WW***



£195,000

Located in this popular residential area within easy walking distance of the town centre and its amenities, and offered to the market with No Forward Chain, a well presented Three Bedroom End Terrace House with accommodation over three floors, off road parking for two vehicles and a fully enclosed rear garden. The property benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, Kitchen, Lounge Two Bedrooms and Family Bathroom to the first floor and on the second floor is the Master Bedroom with En-Suite. Outside the rear garden is West facing and fully enclosed.

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 follow the one way system past the Market Place, turning right into Carre Street and filter left and turn left into Boston Road. Take the second turning on the right into Russell Crescent and take the third turning on the right into Stephens Way. Continue to the end of the road and turn left into Wheat Grove where the property is located on the right hand side, as indicated by our 'For Sale' board.

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

Cloakroom:

Having close coupled w.c, corner floating hand washbasin with pillar taps, tiled splashbacks and radiator.

Kitchen: 2.95m (9'8") x 1.85m (6'1")

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, integrated single electric oven, inset four ring gas hob with matching unit cooker hood over, space and plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, tiled splashbacks and ceiling downlighters.

Lounge: 4.42m (14'6") x 3.84m (12'7")

Having feature bay window with French doors to the rear garden, coved ceiling and radiator.

Stairs from the hall provide access to the First Floor Landing having store cupboard and smoke alarm.

Bedroom 2: 2.95m (9'8") x 2.82m (9'3")

Having built-in wardrobe and radiator.

Bedroom 3: 2.87m (9'5") x 2.13m (7'0") max

Having radiator.

Bathroom:

Being part tiled and having close coupled wc, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, extractor fan and radiator.

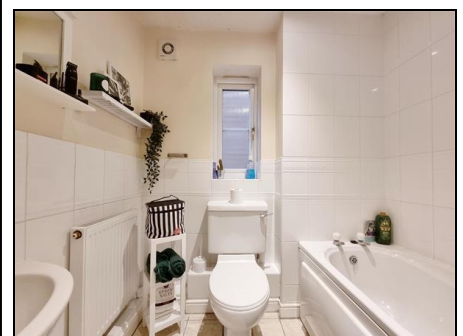
Stairs provide access to the Second Floor Landing having smoke alarm.

Bedroom 1: 3.89m (12'9") x 3.38m (11'1")

Having built-in wardrobe and radiator.

En-Suite:

Big part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, shaver point, corner shower cubicle with mains fed shower extractor fan, ceiling downlighters and radiator.

**Kitchen****Lounge****Bedroom 2****Bedroom 3****Bathroom**

Outside:

To the front of the property are **Two Parking Spaces** which are allocated, and the remainder of the front garden is laid to decorative gravel for ease of maintenance. A timber gate provides access to the **West Facing Rear Garden** which is laid to lawn with decorative borders and a large patio area, all enclosed by timber fencing. A cold water tap is fitted.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 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. Made with Metsoptx ©2020



Bedroom 1



En-Suite



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(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 08/01/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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