

***GRANTHAM ROAD,
SLEAFORD, NG34 7ND***



£155,000

A good sized Two Bedroom End Terrace house located within walking distance of the town centre and offered to the market with NO FORWARD CHAIN. The property Benefits include Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Porch, Entrance Hall, Lounge, Dining Room, Dining Kitchen, Sun Room, Two Double Bedrooms, Study Room, and Bathroom. Outside there is a low maintenance garden to the front and a good size low maintenance rear garden which is well enclosed and has a 10' x 5'9 Brick Store.

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, follow the one way system past the market place turning right into Carre Street and bear right into Boston Road. Filter left and continue past the Handley Monument and proceed over the level crossing. Filter right into Grantham road and the property is located on the left hand side as indicated by our 'For Sale' board.

Hall:

Having Quarry tiled floor and radiator.

Lounge: 3.58m (11'9") x 3.53m (11'7")

Having bay window and radiator. An arch provides access to the:

Dining Room: 4.78m (15'8") narrowing to 3.78m (12'5") x 3.28m (10'9")

Having understairs cupboard and radiator. Double doors provide access to the:

Sun Room: 2.03m (6'8") x 1.75m (5'9")

Having double glazed door to garden.

Dining Kitchen: 5.28m (17'4") x 2.21m (7'3") narrowing to 1.88m (6'2")

Having base units with fitted worktop over, inset sink, built-in oven, inset gas hob and radiator.

Stairs from the hall provide access to the **First Floor Landing**.

Bedroom 1: 4.80m (15'9") x 3.58m (11'9")

Having radiator.

Bedroom 2: 3.35m (11'0") x 2.92m (9'7")

Having radiator and built-in cupboard.

Study: 1.47m (4'10") x 2.06m (6'9")

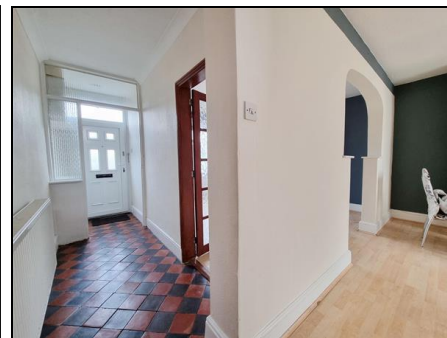
Having radiator.

Bathroom:

Having bath with side mixer tap and electric shower unit over, pedestal hand washbasin with mixer tap, low level w.c, double radiator, tiled splashbacks, built-in cupboard housing the gas boiler and heated chrome towel rail.

Outside:

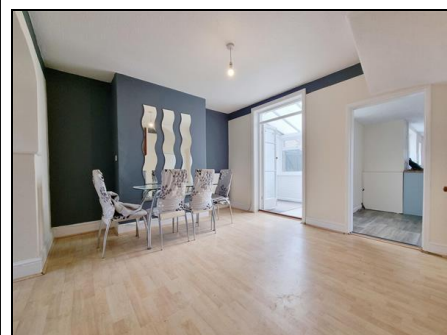
There is a small gravelled garden to the front of the property with a breeze block wall boundary and wrought iron gate. To the side of the property is a further pathway to provide access for maintenance purposes, bin storage etc. This does not provide access to the rear garden. The Rear Garden is a good size and laid mainly to patio with surrounding borders, and adjacent to the property is a **Brick Built Store** 3.05m (10'0") x 1.75m (5'9") having power. A cold water tap is fitted. There is a pedestrian right of way to the rear for a neighbouring property.



Entrance Hall



Lounge



Dining Room



Sun Room



Kitchen

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Dining Area



Bedroom 1



Bedroom 2



Study Room



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 21/03/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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