

***HAWKS WAY,
SLEAFORD, NG34 7UR***



New Price £155,000

Located in this popular residential area with open views to the rear, a Two Bedroom Semi Detached House providing Ample Parking, Gas Central Heating and Double Glazing, and offered to the market with No Forward Chain. The property is located on the fringe of the town and has accommodation comprising Lounge, Dining Kitchen, Two Bedrooms and Bathroom. Outside there is Ample Parking to the front and the rear garden is particularly private. Early viewing is recommended.

Location:

Greylees is a modern development close to the town of Sleaford. 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 and continue towards the Handley Monument. Filter left and at the level crossing, turn right and continue into Grantham Road. Take the fifth turning on the right into Rookery Avenue and take the third turning on the right into Hawks Way. 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:

Lounge: 4.34m (14'3") x 3.86m (12'8")

Having double and single radiators and built-in cupboard.

Dining Kitchen: 3.86m (12'8") x 2.62m (8'7")

Having wall and base units with worktop over, inset sink, plumbing for washing machine, double radiator, extractor fan, space for cooker and double glazed rear entrance door.

Stairs provide access to the **First Floor Landing** having loft access and cupboard housing the combination boiler

Bedroom 1: 3.86m (12'8") x 3.66m (12'0") max

Having stairwell and radiator.

Bedroom 2: 3.38m (11'1") x 1.88m (6'2")

Having radiator.

Bathroom:

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

Outside:

The property has a gravelled **Parking Space** to the front with a tarmac drive continuing alongside the house to provide further parking. The **Rear Garden** has a gate leading to the drive and is fully enclosed and laid to lawn with borders, a patio and a cold water tap is fitted.

Agent's Note:

The vendor owns a 52% share of this property with the remaining 48% share being owned by Platform Housing Group. However the property is being sold as a whole so the purchaser will own 100% of the property.



Lounge



Dining Kitchen



Bedroom 1



Bedroom 2



Bathroom

Agent's Note 2:

Under the Estate Agents Act 1979, we declare that this property belongs to a relative of the Directors of Mark Rice Estate Agents Limited.

Council Tax Band A.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12025



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(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 27/01/2025

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