

***NEWTON WAY,
SLEAFORD, NG34 7AJ***



£185,000

Located in this popular residential area within walking distance to the town centre and all its amenities, a well presented Three Bedroom Semi Detached House offering generous accommodation including a Re-Fitted Kitchen together with Ample Off Road Parking and a fully enclosed and particularly private East Facing Rear Garden. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Hall, Lounge, Kitchen, Dining Room, Two External Stores, Three Bedrooms with a built-in wardrobe to the master, and Family Bathroom. Outside a drive provides Off Road Parking for approximately three vehicles and there is an electric car charging point. To fully appreciate the space this property has to offer and its convenient location, 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:

From our office, head North and continue past the Tesco traffic lights. Take the second turning on the right into Tennyson Avenue and take the first left into Newton Way. The property is located on the right hand side as indicated by our 'For Sale' board.

A composite door provides access to the **Hall** having smoke alarm and radiator.

Lounge: 5.00m (16'5") x 3.17m (10'5") max

Having coved ceiling and radiator.

Kitchen: 4.04m (13'3") x 1.83m (6'0")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap and separate instant boiling tap, integrated electric oven, four ring electric hob with matching unit cooker hood over, space and plumbing for washing machine, integrated slimline dishwasher, space for under counter fridge, tiled splashbacks, ceiling downlighters, under stairs pantry cupboard and side entrance door providing access to the covered side passage leading to the stores and garden:- **Store 1 - 1.83m (6'0") x 1.37m (4'6")** having power and light and **Store 2 - 1.35m (4'5") x 0.79m (2'7")**.

Dining Room: 3.00m (9'10") x 2.97m (9'9")

Having radiator.

Stairs from the hall provide access to the **First Floor Landing** having smoke alarm and loft access.

Bedroom 1: 4.06m (13'4") x 3.17m (10'5")

Having built-in wardrobe, further built-in cupboard housing the combination boiler and radiator.

Bedroom 2: 3.07m (10'1") x 2.08m (6'10")

Having radiator.

Bedroom 3: 3.07m (10'1") x 1.75m (5'9")

Having over stairs store cupboard and radiator.

Bathroom:

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



Lounge



Further Aspect



Kitchen



Dining Room



Bedroom 1

Outside:

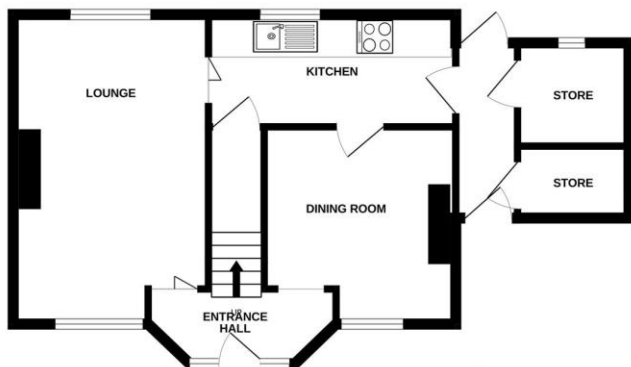
A drive to the front of the property provides **Off Road Parking** for approximately three vehicles, with a gravelled border and shrub and an electric car charging point is fitted. A timber door provides access to the side covered passage with a further rear door leading to the **East Facing Rear Garden** which is predominantly laid to lawn with a patio area, further concrete paths and a variety of well stocked borders, all fully enclosed by timber fencing. A cold water tap is fitted.

Agent's Note:

Under the Estate Agents Act 1979, we disclose that the property belongs to a relative of a member of staff at Mark Rice Estate Agents Limited.

Council Tax Band A

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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Bedroom 2



Bedroom 3



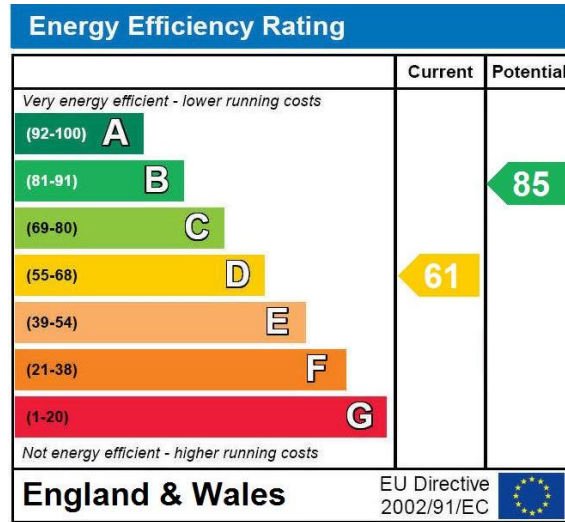
Bathroom



Rear Garden



Further 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 29/1/2025

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