

***ANCASTER DRIVE  
SLEAFORD NG34 7LY***



***£435,000***

*Located within this popular and mature development convenient for the town centre and providing easy access both in and out of the town, an extended and immaculately presented Four Bedroom Detached House offering living accommodation of approximately 2047 sqft. The property further benefits from Ample Off Road Parking, Three Reception Rooms and a Fully Enclosed and Private Rear Garden. The property has been meticulously maintained over recent years by its current owners and has Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Cloakroom, 22'5 Dining Kitchen, 19'9 x 19'4 Living Room, Conservatory, Dining Room/Snug which could also be used as a fifth bedroom, Study, Utility Room, Four Well Proportioned Bedrooms with En-Suite to the master, and Family Bathroom. A block paved drive to the front of the property provides Parking in front of the Attached Garage and the Rear Garden is well maintained and particularly private. To fully appreciate its superb condition and location, early viewing of this property 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 South and take the first turning on the right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. At the 'T' junction turn right into Grantham road and turn immediately left into St Edmunds Road. Continue to the end of the road and turn right into London Road. Take the next turning on the right into Ancaster Drive and follow the road as it bears to the left and the property is located on the right hand side as indicated by our 'For Sale' board.

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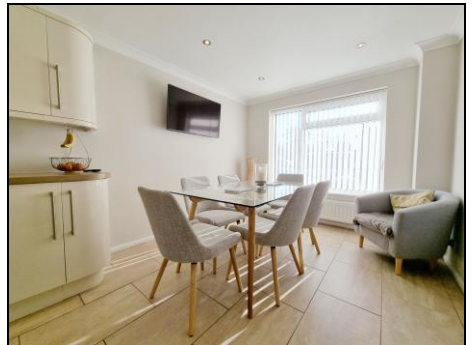
A composite double glazed entrance door provides access to the **Entrance Hall** having understairs store cupboard, further cupboard housing the floor mounted gas central heating boiler, coved ceiling and radiator.

**Cloakroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps and radiator.

**Dining Kitchen: 6.83m (22'5") x 2.84m (9'4")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated double electric oven, five ring inset gas hob with stainless steel cooker hood over, integrated dishwasher, integrated full height fridge, tiled splashbacks, ceiling downlighters, coved ceiling and two radiators.



**Utility Room: 3.81m (12'6") x 2.29m (7'6")**

Having matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for fridge freezer, rear entrance door, radiator and door providing access to the:



**Inner Hall:**

Having double glazed door to the front with further door providing access to the Garage.

**Living Room: 6.02m (19'9") x 5.89m (19'4") max**

*Having feature gas fire with surround, coved ceiling, three radiators and sliding patio doors leading to the Conservatory.*



**Conservatory: 4.04m (13'3") x 2.90m (9'6")**

*Having solid Oak floor and French doors to the rear garden.*



**Dining Room/Snug: 3.99m (13'1") x 2.62m (8'7")**

*Having French doors to the rear garden, coved ceiling and radiator.*



**Study: 2.62m (8'7") x 1.93m (6'4")**

*Having coved ceiling and radiator.*



*Stairs from the hall provide access to the First Floor Landing having coved ceiling and radiator.*



**Bedroom 1: 3.51m (11'6") x 3.40m (11'2")**

*Having built-in wardrobe with sliding mirror doors, coved ceiling and radiator.*



**En-Suite: 2.64m (8'8") x 2.64m (8'8")**

*Having close coupled wc, his and hers pedestal hand washbasins with mixer taps, walk-in double shower cubicle with mains fed shower, tiled splashbacks, ceiling downlighters, white towel radiator and extractor fan.*



**Bedroom 2: 6.58m (21'7") x 2.84m (9'4")**

*Having coved ceiling and two radiators, one in the main bedroom and one in the dressing area.*



**Bedroom 3: 4.19m (13'9") x 2.90m (9'6")**

*Having vanity hand washbasin with pillar taps, built-in cupboard, coved ceiling and radiator.*



**Bedroom 4: 3.28m (10'9") x 2.26m (7'5")**

*Having loft access and radiator.*



**Bathroom: 2.84m (9'4") x 1.93m (6'4")**

*Being fully tiled and having close coupled wc, pedestal hand washbasin with mixer tap, inset bath with mixer tap and electric shower over, airing cupboard with sliding mirror doors, shaver point, extractor fan and towel radiator.*



**Outside:**

*A block paved drive provides **Off Road Parking** for a number of vehicles and approaches the **Attached Garage 5.51m (18'1") x 2.77m (9'1")** having manual up and over door, power points, lighting and personal door to the Inner Hall. The front garden has been laid to gravel for ease of maintenance and to provide further parking. A timber gate provides access to the **Rear Garden** which has a large lawn area separated by gates and railings, a patio area with pergola and a timber shed and greenhouse are included. The garden is enclosed by timber fencing and a cold water tap and external power point are fitted.*

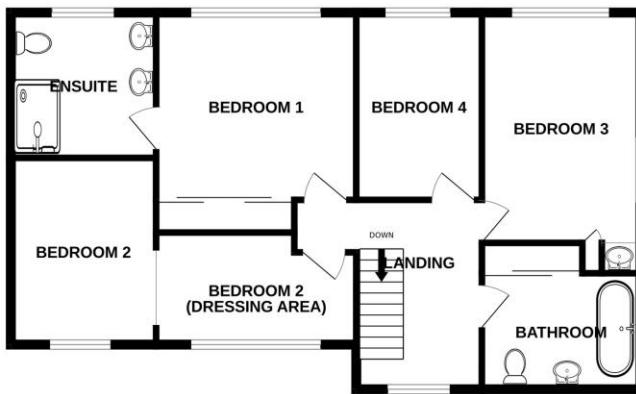


*Council Tax Band D.*

GROUND FLOOR  
1263 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 2047 sq.ft. (190.1 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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**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 11/2/2025*

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