

**WHITTLE ROAD,
SLEAFORD, NG34 8YJ**



£190,000

Situated on a corner plot with a South Facing Rear Garden and three years remaining on the NHBC certificate, a Three Bedroom End Terrace Property located on the popular Holdingham Grange development, providing easy access both in and out of Sleaford. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom. To the side of the property is Parking for two vehicles and the rear garden is fully enclosed. This property would make an ideal first time or investment purchase and to fully appreciate the larger than average plot and well appointed accommodation, viewing is 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 proceed past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. At the roundabout, take the third exit into Holdingham Grange and proceed into Whittle Road 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 wc, corner floating hand washbasin with pillar taps and radiator.

Lounge: 4.34m (14'3") x 3.68m (12'1")

Having understairs store cupboard and radiator.

Kitchen: 4.65m (15'3") x 2.64m (8'8")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring electric hob with stainless steel cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, smoke alarm, radiator and French doors to the garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access and airing cupboard.

Bedroom 1: 3.66m (12'0") x 2.92m (9'7") max

Having radiator.

En-Suite:

Having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with mains fed shower, tiled splashbacks, extractor fan and radiator.

Bedroom 2: 2.79m (9'2") x 2.24m (7'4")

Having radiator.

Bedroom 3: 2.24m (7'4") x 1.73m (5'8")

Having radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, tiled splashbacks, towel radiator and extractor fan.



Lounge



Further Aspect



Kitchen



Further Aspect

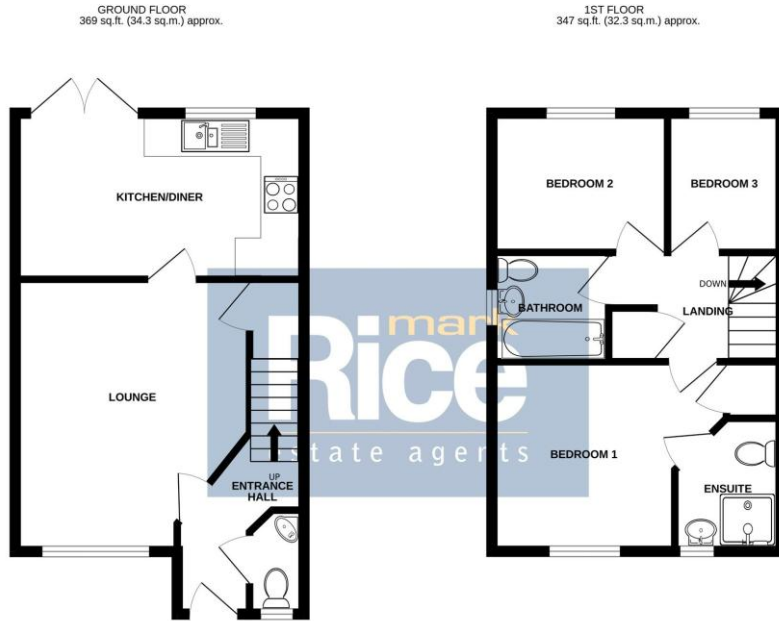


Bedroom 1

Outside:

To the side of the property are **Two Parking Spaces** and the front garden is partly enclosed by hedging and mainly laid to lawn with a paved path and decorative gravelled borders. A timber gate provides access to the **South Facing Rear Garden** which is laid to lawn with a patio area and borders, all fully enclosed by a combination of timber fencing and brick walling and a cold water tap is fitted.

Council Tax Band B.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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.
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En-Suite



Bedroom 2



Bedroom 3



Bathroom



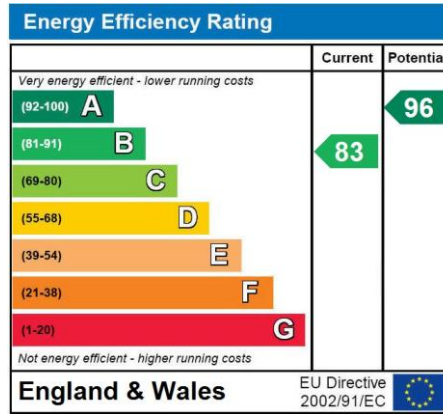
Rear Garden



Further Garden Aspect



Parking



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 12/02/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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