

***KEATS DRIVE,
SLEAFORD, NG34 7JA***



£375,000

Situated on a larger than average plot and located in one of the town's most sought after residential areas, a superbly presented Four Bedroom Detached Executive Family Home with a South Facing Rear Garden, Double Garage and Solar Panels which are owned. The property further benefits from Gas Central Heating and Double Glazing with the full accommodation comprising Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Study, Four Bedrooms with En-Suite to the master bedroom and fitted wardrobes to three bedrooms, and Family Bathroom. To the front of the property is more than Ample Parking with a further section with hardstanding which could be used to park a motor home/caravan if required. The Rear Garden is South facing and particularly private as not overlooked and is fully enclosed. To appreciate the condition and location of this superb property, early 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 South and follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Take the fourth turning on the right into Milton Way and take the fifth turning on the left into Keats Drive. Follow the road as it bears to the right and turn left down a shared driveway where the property is located on the right hand side. Our 'For Sale' board is positioned just before the shared drive.

A double glazed entrance door provides access to the **Entrance Hall** having understairs store cupboard, coved ceiling, smoke alarm and radiator.

Lounge: 5.28m (17'4") x 3.58m (11'9")

Having bay window, feature electric fire, three wall light points, coved ceiling, two radiators and French doors to the rear garden.

Dining Room: 3.17m (10'5") x 3.05m (10'0")

Having coved ceiling, radiator and glazed doors leading to the:

Conservatory: 3.30m (10'10") x 2.87m (9'5")

Having electric heaters and French doors to the rear garden.

Kitchen: 4.44m (14'7") x 2.95m (9'8") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, space for Range cooker with extractor hood over, integrated dishwasher, breakfast bar, tiled splashbacks and radiator.

Utility Room: 1.90m (6'3") x 1.78m (5'10")

Having base unit with worktop over, single drainer inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, wall mounted gas central heating combination boiler, tiled floor and side entrance door.

Study: 2.82m (9'3") x 2.18m (7'2")

Having coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap and radiator.

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

Bedroom 1: 4.04m (13'3") x 3.23m (10'7")

Having built-in double wardrobe with sliding mirror doors and radiator.



Lounge



Dining Room



Conservatory



Kitchen



Study

En-Suite: 2.36m (7'9") x 2.01m (6'7")

Having concealed cistern w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with mains fed shower, vanity mirror with LED lighting and Bluetooth connection, plinth lighting, ceiling downlighters, extractor fan and chrome towel radiator.

Bedroom 2: 3.23m (10'7") x 3.12m (10'3")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.10m (10'2") x 2.54m (8'4") max

Having built-in double wardrobe and radiator.

Bedroom 4: 2.69m (8'10") x 1.96m (6'5")

Having radiator.

Bathroom: 2.01m (6'7") x 2.39m (7'10")

Having concealed cistern w.c, vanity hand washbasin with mixer tap, 'P' shaped bath with mixer tap and mains fed shower over, vanity mirror with LED lighting and Bluetooth connection, plinth lighting, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

A drive provides **Off Road Parking** for approximately four good sized vehicles and approaches the **Detached Garage 5.51m (18'1") x 4.98m (16'4")** having electric up and over door, loft storage, power and lighting and personal door to the rear garden. The front garden is partially enclosed by hedging and laid to lawn with a further hardstanding area for additional parking which could also serve as parking for a caravan/motor home. A timber gate provides access to the **Rear Garden** which is South facing and has a patio area, further gravelled area to the side, separate decking area, summer house, large lawn area with well stocked borders, decorative water feature, greenhouse, power point for hot tub, further external power point and a cold water tap is fitted. The garden is fully enclosed by timber fencing.

Council Tax Band E.



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

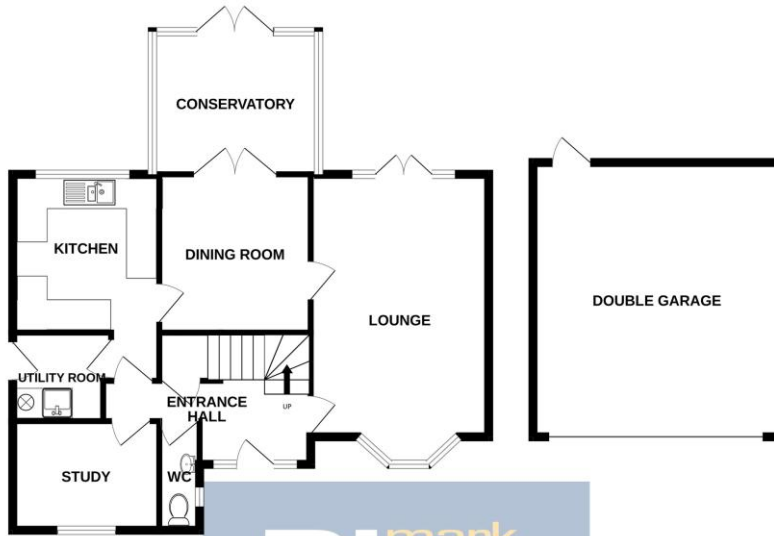


Rear Garden

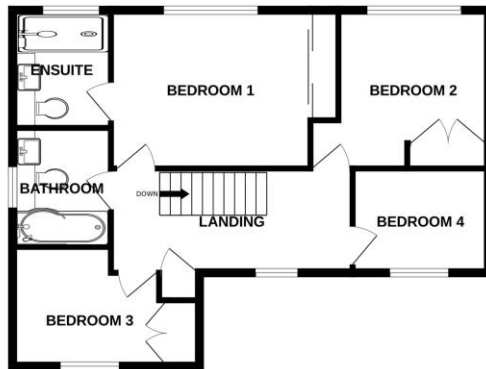


Further Garden Aspect

GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1659 sq.ft. (154.1 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.

2003:

Reference 18/02/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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