

***LARCH WAY,
SLEAFORD, NG34 7UG***



£235,000

Located in this cul-de-sac setting within this popular residential area. a particularly well presented and improved Three Bedroom Detached House with a good size garden, Garage and Parking. The property is offered to the market with No Forward Chain and benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Lounge, Dining Room, Recently Re-Fitted Kitchen with integrated Neff appliances, Three Bedrooms and Bathroom with Separate W.C. Outside, a drive approaches the Detached Garage and early 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 follow the one way system past the Market Place turning right into Carre Street and bear right again towards the Handley Monument. Turn left and continue over the level crossing and turn right into Grantham Road and bear left into London Road. Take the second turning on the left into Southfields and take the second turning on the left again into Larch Way. The property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall which in turn provides access to the:

Dining Room: 3.56m (11'8") x 2.95m (9'8")

Having radiator and built-in understairs storage cupboard with drawers.

Lounge: 5.51m (18'1") x 3.05m (10'0")

Having double radiator and French doors to the rear garden.

Kitchen: 3.53m (11'7") x 2.34m (7'8")

Having a range of matching wall and base units with worktop over, tiled splashbacks, a range of integrated Neff appliances including full length fridge, oven, separate microwave and 4 ring induction hob, integrated washing machine, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, boiler, under unit lighting and double glazed rear entrance door.

Stairs provide access to the First Floor Landing having access to the loft with a drop down ladder, boarding and light, and built-in cupboard.

Bedroom 1: 3.12m (10'3") x 2.95m (9'8") extending to 3.58m (11'9")

Having radiator and built-in double wardrobe.

Bedroom 2: 3.58m (11'9") x 2.57m (8'5")

Having radiator.

Bedroom 3: 2.62m (8'7") x 2.44m (8'0") max

Having radiator.

Bathroom:

Being fully tiled and having bath with mixer tap and electric shower over, pedestal hand washbasin with mixer tap and chrome towel radiator.

Separate W.C:

Having low level w.c, corner hand washbasin and radiator.

Outside:

The garden to the front of the property is laid mostly to lawn with a gravelled drive providing **Parking** and approaching the **Detached Garage**



Dining Room



Lounge



Kitchen



Further Aspect



Bedroom 1

having up and over door, light and power points, loft storage and side personal door. A gate provides access to the **Rear Garden** being laid mostly to lawn and having patio area, gravelled low maintenance borders and a Shed. A cold water tap is fitted.

Council Tax Band C.



TOTAL FLOOR AREA : 792 sq.ft. (73.5 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 misstatement. 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



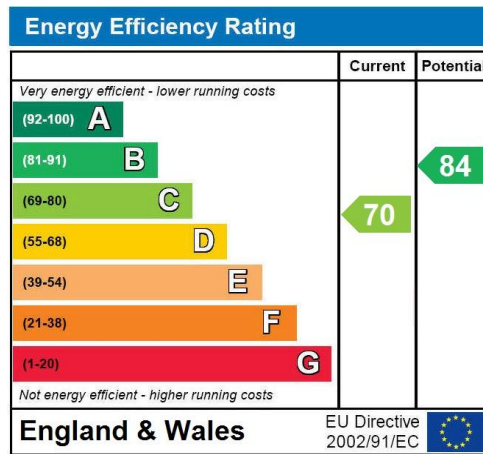
Bathroom



Separate W.C



Rear Garden



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 06/03/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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