

***SHELDRAKE ROAD,
SLEAFORD, NG34 7XF***



£215,000

With the advantage of No Chain and located in this popular residential area, a Three Bedroom Semi Detached House located close to the end of this private 'no through road'. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge with an arch to the Dining Room, Kitchen, Ground Floor Cloakroom, Three Bedrooms with Dressing Area and En-Suite to the master bedroom, and Family Bathroom. A drive to the front approaches the Integral Garage and the rear garden is West facing and fully enclosed. 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 right again towards the Handley Monument. At the monument, filter left and proceed into Grantham Road. Take the fourth turning on the right into Rookery Avenue and take the fourth turning on the right again into Sheldrake Road. The property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator.

Lounge: 4.34m (14'3") x 2.95m (9'8") extending to 3.89m (12'9")

Having double radiator, built-in cupboard and thermostat. A corbelled arch provides access to the:

Dining Room: 2.36m (7'9") x 2.24m (7'4")

Having bay window and double radiator.

Kitchen: 3.71m (12'2") x 2.54m (8'4") narrowing to 1.60m (5'3")

Having wall and base units with worktop over, inset sink with monobloc tap, plumbing for washing machine and dishwasher, gas hob, built-in oven, cooker hood, tiled splashbacks, double radiator, tiled floor and double glazed rear entrance door.

Cloakroom:

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

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

Bedroom 1: 3.20m (10'6") x 2.62m (8'7")

Having radiator and an arch providing access to the Dressing Area with two built-in wardrobes with sliding doors. A further door provides access to the:

En-Suite:

Having separate mains fed shower, low level w.c, pedestal hand washbasin, double radiator, tiled splashbacks, loft access and extractor fan.

Bedroom 2: 3.51m (11'6") x 1.93m (6'4")

Having radiator.

Bedroom 3: 2.84m (9'4") x 2.34m (7'8")

Having radiator.

Bathroom:

Having low level w.c, pedestal hand washbasin, bath, radiator, tiled splashback and extractor fan.



Lounge



Further Aspect



Dining Room



Kitchen



Further Aspect

Outside: 5.00m (16'5") x 2.49m (8'2")

A shared drive provides access to the driveway for this property which approaches the Integral Garage having up and over door, door to kitchen and power points. The front garden is laid mostly to lawn and the West facing rear garden is enclosed and laid to lawn with a circular patio and borders.

Council Tax Band B.



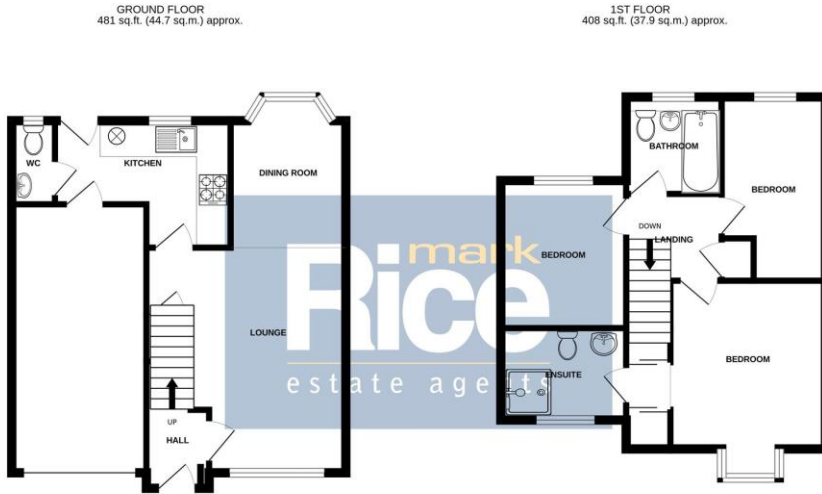
Bedroom 1



En-Suite



Bedroom 2



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA: 890 sq.ft. (82.7 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 3



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 26/3/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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