

***FRANKLIN CRESCENT,  
SLEAFORD, NG34 7AH***



***£190,000***

***Located within walking distance of the town centre and its amenities, a spacious Three Bedroom Semi Detached House offered to the market with No Forward Chain and having a much larger than average South facing rear garden. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge, Kitchen, Dining Room, Utility Room, Three Bedrooms and Family Bathroom. Outside, the front garden is laid to gravel for ease of maintenance and enclosed by a concrete sleeper (which could be removed to provide off road parking if required), whilst the rear garden is particularly private and not overlooked.***

**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. Take the second turning on the right into Tennyson Avenue and continue straight on into Franklin Crescent 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 radiator.

**Lounge: 4.95m (16'3") x 3.17m (10'5")**

Having radiator and patio doors providing access to the rear garden.

**Kitchen: 4.04m (13'3") x 1.78m (5'10")**

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for electric cooker, space and plumbing for washing machine and dishwasher, tiled splashbacks and understairs store cupboard.

**Dining Room: 2.97m (9'9") x 2.97m (9'9")**

Having radiator.

**Utility Room: 2.46m (8'1") x 2.24m (7'4")**

Having tiled floor, entrance door and rear entrance door.

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

**Bedroom 1: 4.29m (14'1") x 3.17m (10'5")**

Having built-in cupboard, further store cupboard housing the combination boiler, and radiator.

**Bedroom 2: 2.97m (9'9") x 2.06m (6'9")**

Having radiator.

**Bedroom 3: 3.00m (9'10") x 1.88m (6'2")**

Having radiator.

**Bathroom:**

Being three quarters tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap, mains fed shower attachment over and shower screen, tiled floor, extractor fan and chrome towel radiator.

**Outside:**

The front garden is gravelled for ease of maintenance and partly enclosed by a concrete sleeper which could be removed to provide off road parking. A concrete path provides access to the front and side entrance doors. The South Facing Rear Garden is much larger than average with an extensive



**Lounge**



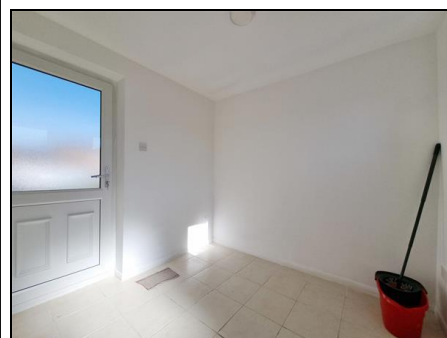
**Kitchen**



**Further Aspect**



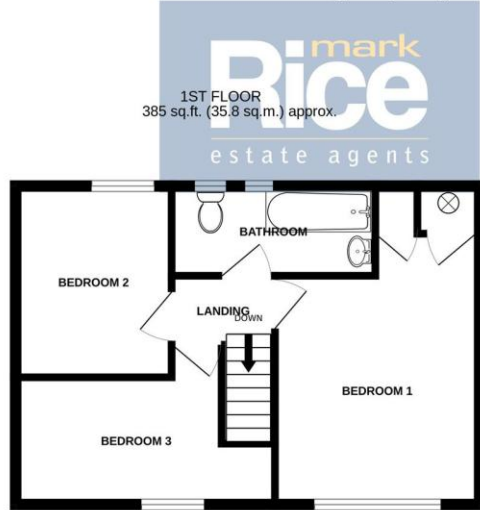
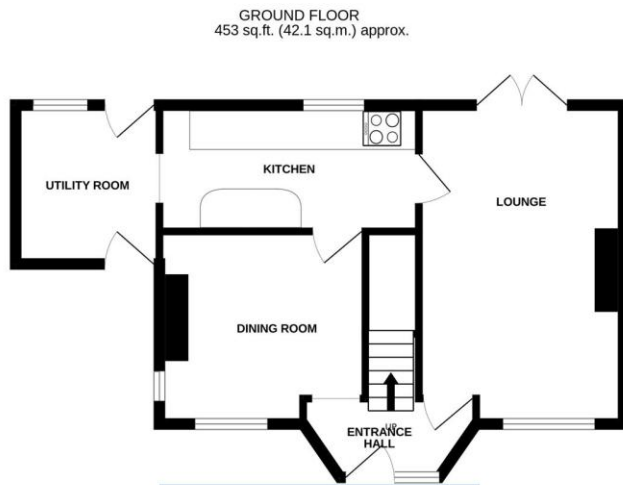
**Dining Room**



**Utility Room**

patio area, large 'L' shaped lawn area with a number of matures trees enclosed by a combination of hedging and timber fencing. Two timber sheds are included and a cold water tap, outside light and external 13 amp power point are installed.

Council Tax Band A.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 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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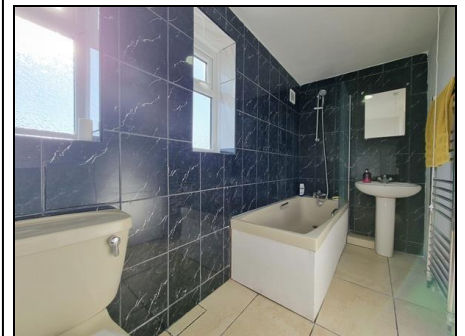
**Bedroom 1**



**Bedroom 2**



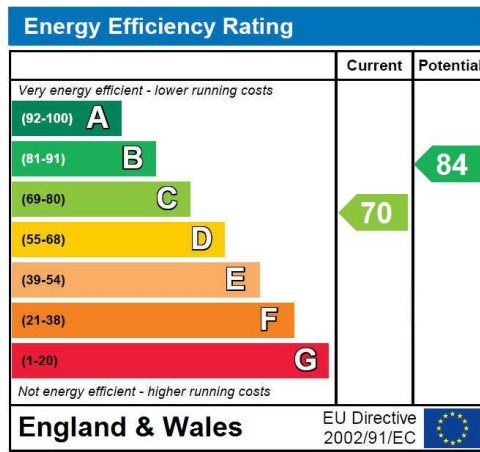
**Bedroom 3**



**Bathroom**



**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 08/03/2025

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