

***MAIZE COURT,
SLEAFORD, NG34 7EP***



£285,000

Located in this quiet cul-de-sac within close proximity to the Boston Road recreation ground, a superbly presented Four Bedroom Detached Family Home offering 20'10 Modern Kitchen Diner, Recently Replaced UPVC Fascias and Soffits and an East Facing Rear Garden. The property has been well maintained by the current owners and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Utility Room, Play Room, Three Double Bedrooms with En-Suite to the master bedroom, Further Single Bedroom and Family Bathroom. Outside a drive provides off road parking for two vehicles with a partially converted Integral Garage, and the rear garden has a large patio. 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 bearing left into Boston Road. Take the second turning on the right into Russell Crescent and turn right again. Take the third turning on the right into Stephens Way and at the 'T' Junction, turn left into Wheat Grove. Take the first turning on the left into Maize Court where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having understairs store cupboard and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, tiled splashbacks, coved ceiling and chrome towel radiator.

Lounge: 4.11m (13'6") x 3.66m (12'0")

Having feature electric fire with surround, bay window, coved ceiling and radiator.

Kitchen Diner: 6.35m (20'10") x 2.62m (8'7")

Having a range of matching wall and base units with Quartz worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated eye level double oven, inset four ring induction hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge and freezer, under counter lighting, ceiling downlighters, sliding patio doors to garden and radiator.

Utility Room: 1.90m (6'3") x 1.45m (4'9")

Having wall and base units to match kitchen, single drainer inset sink with mixer tap, concealed wall mounted central heating boiler, space and plumbing for washing machine, coved ceiling and radiator.

Play Room/Study: 3.48m (11'5") x 2.31m (7'7")

Having radiator, internet point and door to rear garden.

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

Bedroom 1: 4.11m (13'6") x 3.07m (10'1")

Having double built-in wardrobe, coved ceiling and radiator.

En-Suite:

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

Bedroom 2: 3.20m (10'6") x 2.69m (8'10")

Having built-in wardrobe, coved ceiling and radiator.

**Lounge****Kitchen Diner****Utility Room****Play Room/Study****Bedroom 1**

Bedroom 3: 3.76m (12'4") x 2.36m (7'9") max
Having radiator.

Bedroom 4: 3.10m (10'2") x 1.96m (6'5") max
Having coved ceiling and radiator.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, ceiling downlighters, coved ceiling and radiator.

Outside:

A drive to the front provides **Parking** for two vehicles and approaches the remainder of the unconverted **Garage 2.44m (8'0") x 2.31m (7'7")** having manual up and over door, light and power points. The remainder of the front garden is laid to gravel with decorative plum slate for ease of maintenance. A timber gate provides access to the **East Facing Rear Garden** which is fully enclosed by timber fencing and laid to lawn with well stocked borders with a variety of shrubs and hedging, large patio area and timber shed. An outside light and cold water tap are fitted.

Council Tax Band C



En-Suite



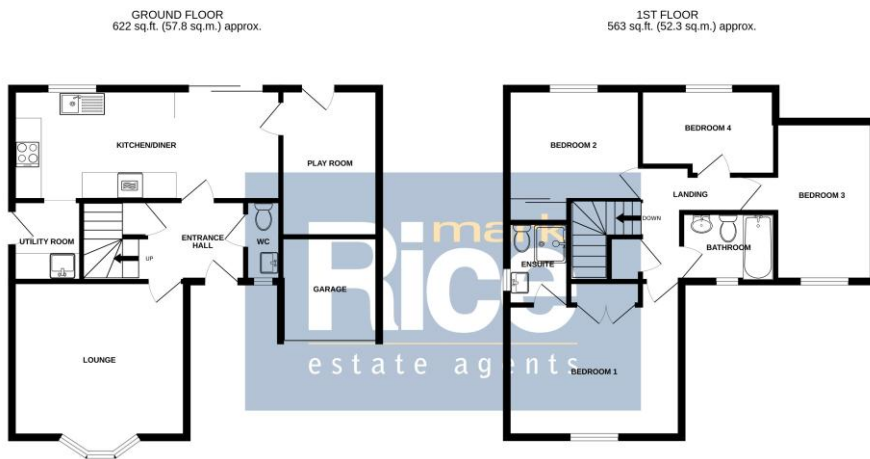
Bedroom 2



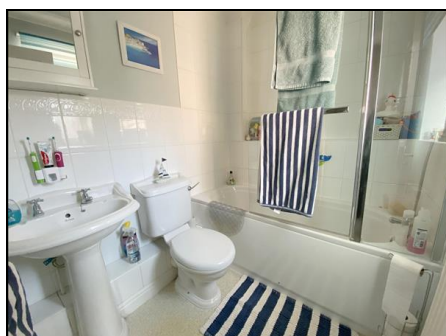
Bedroom 3



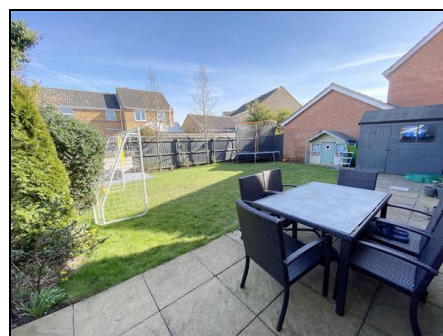
Bedroom 4



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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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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 11/03/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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