

***BOSTON ROAD,
SLEAFORD, NG34 7HU***



£210,000

Located in this popular setting within easy walking distance of the town centre and with a good size South Facing Garden, a Two Bedroom Detached Bungalow with Gas Central Heating, Double Glazing, Garage and Parking. The property is offered with No Forward Chain and will require some modernisation. The full accommodation comprises Entrance Porch, Hall, Lounge, Two Bedrooms, Dining Kitchen and Bathroom and the garage has a store to the rear.

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 filter left into Boston Road. Continue past the recreation ground and the property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Porch with a further door to the Hall having loft access and radiator.

Lounge: 3.56m (11'8") x 3.48m (11'5")

Having radiator and living flame effect gas fire (not connected).

Dining Kitchen: 3.71m (12'2") x 3.40m (11'2")

Having wall and base units with worktop over, inset sink with monobloc tap, further built-in cupboard, radiator, double glazed rear entrance door, tiled splashbacks and cooker hood.

Bedroom 1: 3.66m (12'0") x 3.53m (11'7")

Having radiator.

Bedroom 2: 3.73m (12'3") x 2.64m (8'8")

Having radiator.

Bathroom:

Having low level w.c, hand washbasin, bath with electric shower unit over, tiled splashbacks, white towel radiator and airing cupboard housing the combination boiler.

Outside:

The front garden is laid to lawn with borders and a concrete drive provides **Ample Parking** and approaches the **Integral Garage 4.95m (16'3") x 2.57m (8'5")** having up and over door and light and power points. A door from the garage provides access to the **Utility Store** to the rear of the garage **2.44m (8'0") x 2.21m (7'3")** having rear entrance door. The **South Facing Rear Garden** is a particular feature and is laid to lawn with a large decking area, borders, Shed and a cold water tap is fitted.

Council Tax Band C.

Agent's Note:

Under the Estate Agents Act 1979, we declare that this property is owned by a relative of the Directors of Mark Rice Estate Agents Limited.



Lounge



Dining Kitchen



Further Aspect

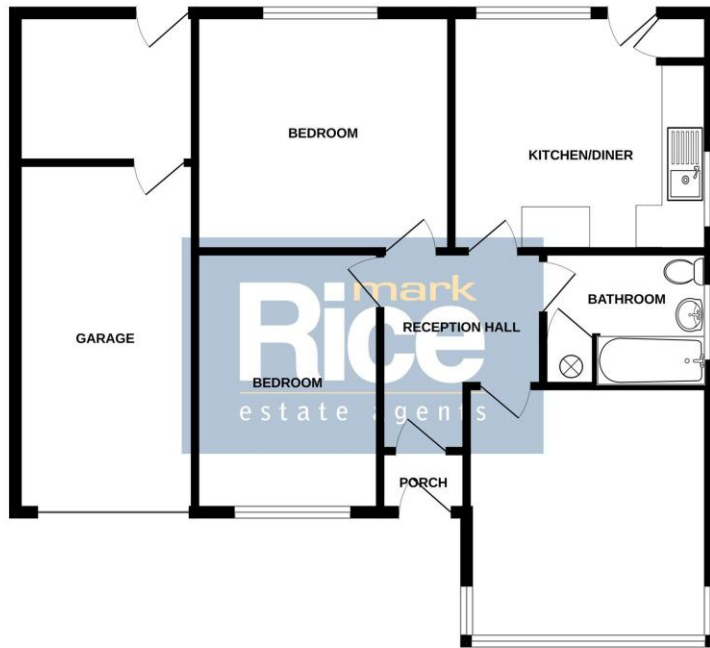


Bedroom 1



Bedroom 2

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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 a guide only for 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.
Made with Metropac 02/25



Bathroom



Rear Garden



Further Aspect

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 10/03/2025

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