

***SANDHURST CRESCENT,
SLEAFORD, NG34 7PE***



£165,000

Located in this popular residential area to the South of the town with Ample Off Road Parking and a South Facing Rear Garden, a Three Bedroom Semi Detached House which would make an ideal first time purchase. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Porch, Lounge, Kitchen, Three Bedrooms, Study Area off Landing and Family Bathroom. The Rear Garden is fully enclosed and backs on to a green area of Aidan Road.

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 South and take the first turning on the right into Westgate. Follow the road as it bears to the left into Castle Causeway and proceed over the level crossing into King Edward Street. At the 'T' junction, turn right into Grantham Road and take the third turning on the left into Ancaster Drive. Take the third turning on the right into Sandhurst Crescent and follow the road as it bears to the right, and the property is located on the left hand side as indicated by our 'For Sale' board.

A timber glazed door provides access to the **Entrance Porch** with further glazed door to the:

Lounge: 4.44m (14'7") x 3.38m (11'1")

Having electric fire with surround, bow window, coved ceiling, dado rail, radiator and an arch providing access to the:

Kitchen: 3.38m (11'1") x 2.18m (7'2")

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, space for electric cooker, space and plumbing for washing machine and slimline dishwasher, tiled splashbacks, wall mounted Ideal gas central heating boiler, radiator and rear entrance door.

Stairs provide access to the First Floor Landing having loft access, airing cupboard, smoke alarm, study area with coved ceiling and radiator, and an arch to bedrooms 2 and 3.

Bedroom 1: 3.38m (11'1") x 2.64m (8'8")

Having coved ceiling, radiator and store cupboard.

Bedroom 2: 3.84m (12'7") x 2.21m (7'3")

Having coved ceiling and radiator.

Bedroom 3: 2.84m (9'4") x 2.18m (7'2") max

Having coved ceiling, radiator and fitted wardrobe

Bathroom:

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over with shower curtain, coved ceiling, ceiling downlighters and radiator.

Outside:

A tarmac drive provides **Off Road Parking** for a number of vehicles and approaches the Carport, and the front garden is laid mainly to lawn. A timber gate provides access to the **South Facing Rear Garden** which is laid to lawn with a patio area and timber shed, all enclosed by timber fencing, and a gate provides access to the green area to the rear. A cold water tap is fitted.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

Council Tax Band A



TOTAL FLOOR AREA - 652 sq.ft. (60.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix (12/2021)



Bathroom



Rear Garden



View

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 19/3/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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