

***BRISTOL WAY,
SLEAFORD, NG34 7AE***



£325,000

Having undergone a scheme of improvements in recent years and located within a quiet cul-de-sac setting is this Superbly Presented 4 Bedroom Detached Family Home situated on a generous Corner Plot with Separate External Dwelling which is currently used as a Snug and Home Office. The property has been renovated by the current owners to a high standard with improvements including new kitchen, utility room, ensuite, and cloakroom, full redecoration and flooring, and landscaped rear garden. The property further benefits from Gas Central Heating and Double Glazing and comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Four Good Sized Bedrooms, Ensuite To Master, and Family Bathroom. Outside there is Ample Parking to the front with an Attached Single Garage and Electric Car Charging Point, whilst the Rear Gardens are larger than average, Fully Enclosed, and West Facing. Viewing of this property is strongly recommended to fully appreciate the space offered, and its peaceful setting.

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 offices head North via Northgate past the Tesco traffic lights and take the second turning on the left into The Drove. Follow the road as it enters Bristol Way and the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed composite door provides access to the entrance hall having understairs store cupboard, decorative wood panelling, coved ceiling, smoke alarm, and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, decorative panelling, coved ceiling, and radiator.

Lounge: 4.72m (15'6") x 4.32m (14'2")

Having feature electric fire with surround, bay window, coved ceiling, two radiators, and double opening doors to the:

Dining Room: 2.84m (9'4") x 4.01m (13'2")

Having decorative panelled wall, coved ceiling, radiator, sliding patio doors to the garden, and opening to:

Kitchen: 4.06m (13'4") x 3.43m (11'3") max

Having a range of matching wall and base units with worktop over, 1 1/2 bowl inset composite drainer sink with mixer tap, integrated eye level electric oven, 5 ring Gas hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge freezer, pan draws, tiled splashback, tall radiator, and ceiling downlighters.

Utility Room: 2.46m (8'1") x 1.73m (5'8")

Having matching base units and worktop to the kitchen, single inset composite drainer sink with mixer tap, space and plumbing for washing machine, space for condensing tumble dryer, tiled splashbacks, wall mounted Gas central heating boiler, loft access, personnel door to garage, and rear entrance door.

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

Bedroom 1: 4.29m (14'1") x 3.10m (10'2")

Having built-in wardrobes to one wall, built-in headboard, and radiator.



Lounge



Dining Room



Kitchen



Further Aspect



Utility Room

Ensuite:

Being part tiled and having close coupled w.c., vanity hand washbasin with mixer tap, wall mounted LED vanity mirror, walk-in shower cubicle with mains fed rainfall shower powered by a digital pump, ceiling downlighters, tiled floor, extractor fan, and mains towel radiator.

Bedroom 2: 3.99m (13'1") x 2.77m (9'1")

Having radiator.

Bedroom 3: 2.77m (9'1") x 2.87m (9'5") max

Having radiator.

Bedroom 4: 2.16m (7'1") x 3.33m (10'11") max

Having built-in over stairs cupboard, and radiator.

Bathroom:

Being fully tiled and having close coupled w.c., pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains shower attachment, extractor fan, and radiator.

Outside:

The gardens to the front of the property are laid to lawn and a drive provides off road parking for two vehicles and approaches the **Single Garage 2.72m (8'11") x 5.28m (17'4")** having up and over door, light, power points, and loft storage. A timber gate provides access to the West facing rear garden which is laid to lawn with an extensive patio area, decorative pergola, decorative borders, further lawned area to the side of the property, all enclosed by timber fencing and a cold water tap is fitted. There is a separate timber constructed dwelling which is double glazed, has its own power supply with independent consumer unit, and has two rooms comprising **Snug 2.90m (9'6") x 2.90m (9'6")** with French doors to the garden, and separate **Home Office 2.90m (9'6") x 1.35m (4'5")**.



Bedroom 1



Ensuite



Bedroom 2



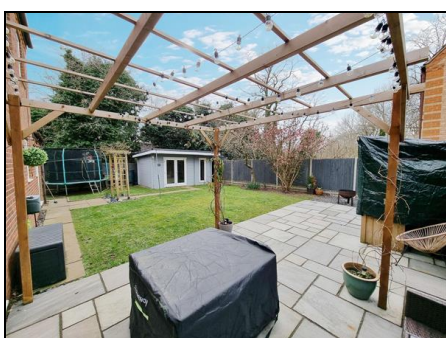
Bedroom 3



Bedroom 4



Bathroom



Rear Garden



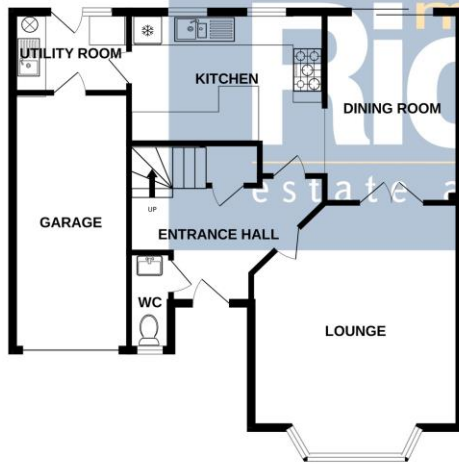
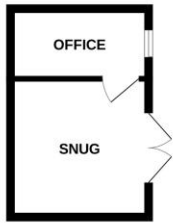


Snug

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.

Home Office

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(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 24/03/25

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