

***ELIOT CLOSE,
SLEAFORD, NG34 7FW***



£365,000

An Extended and well presented Four Bedroom Detached Family Home located in one of the town's most popular residential areas, with a larger than average South Facing Rear Garden, Four Reception Rooms and Double Garage. The property has been well maintained by the current owners who have lived there since new, and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Porch, Entrance Hall, Ground Floor Cloakroom, Dining Room, Kitchen with Breakfast Area, Utility Room, Lounge, Study, Four Good Size Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside the drive provides Ample Parking and approaches the garage, and the rear garden is fully enclosed and particularly private as is not overlooked. To appreciate the spacious accommodation and this property's peaceful setting, early viewing is 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, head South and follow the one way system past the Market Place turning right into Carre Street and bear left into Boston Road. Take the third turning on the right into Milton Way and take the second turning on the left into Eliot Close where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Porch** having a further glazed timber door providing access to the **Entrance Hall** having smoke alarm, coved ceiling and radiator.

Cloakroom:

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

Dining Room: 3.53m (11'7") x 2.74m (9'0")

Having coved ceiling and radiator.

Kitchen: 3.53m (11'7") x 2.84m (9'4")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated eye level electric Neff oven, inset Neff microwave oven above, four ring Neff induction hob with matching unit cooker hood over, breakfast bar, tiled splashbacks, space for under counter fridge and freezer, plumbing for dishwasher and tiled floor. An arch provides access to the breakfast area.

Breakfast Area: 3.30m (10'10") x 2.44m (8'0")

Having tiled floor, French doors to the rear garden and radiator.

Utility Room: 1.93m (6'4") x 1.88m (6'2")

Having base units and worktop to match kitchen, single drainer inset sink with pillar taps, larder cupboard, wall mounted Worcester Bosch condensing boiler, tiled splashbacks, space and plumbing for washing machine, radiator and door to the rear garden.

Lounge: 5.74m (18'10") x 3.43m (11'3")

Having electric fire with surround, four wall light points, coved ceiling, two radiators and French doors to the rear garden.

Study: 3.28m (10'9") x 2.34m (7'8")

Having coved ceiling, bank of power sockets and radiator.

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

Bedroom 1: 3.68m (12'1") x 3.53m (11'7") max

Having two double built-in wardrobes and radiator.

**Dining Room****Kitchen****Further Aspect****Breakfast Area****Lounge**

En-Suite:

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with mains fed power shower, ceiling downlighters, extractor fan and chrome towel radiator.

Bedroom 2: 3.48m (11'5") x 2.62m (8'7")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.53m (11'7") x 2.21m (7'3")

Having radiator.

Bedroom 4: 3.53m (11'7") x 2.03m (6'8")

Having radiator.

Bathroom:

Being part tiled and having close coupled wc, vanity hand washbasin with mixer tap, 'P' shaped bath with mixer tap and mains fed power shower over, extractor fan and Victorian style radiator.

Outside:

A tarmac drive provides **Off Road Parking** for approximately four vehicles and approaches the **Detached Double Garage 5.33m (17'6") x 5.00m (16'5")** having two manual up and over doors, power, lighting, loft storage and personal door to the rear garden. The remainder of the front garden is laid mostly to lawn with a wildflower area and is partly enclosed by mature hedging. A paved path leads to a timber gate which provides access to the **South Facing Rear Garden** having a large lawn area, block paved patio area, a variety of well stocked borders and a separate vegetable plot, all enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band D.



Study



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



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 01/04/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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