

***ENDEAVOUR COURT,  
SLEAFORD, NG34 7XW***



***£197,500***

***Located within this popular residential area and offered to the market with No Forward Chain, a Three Bedroom End Terrace Property having Off Road Parking, Garage and Fully Enclosed Rear Garden. The property would benefit from some minor cosmetic updating, however, would make an ideal first time or investment purchase. Benefits include Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Ground Floor Cloakroom, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside a drive provides Parking and leads to the Integral Garage and the rear garden is East facing.***

**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 turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. Turn right into Finch Drive and follow the road to the 'T' junction and turn right into Rookery Avenue. Take the third turning on the right into Sheldrake Road and take the next left turn into Victory Way. at the 'T' junction turn left into Victory Way and follow the road as it bears to the right into Endeavour Court where the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Entrance Hall having radiator.

**Lounge Diner: 4.37m (14'4") x 3.89m (12'9") max**

Having feature electric fire with surround, understairs storage cupboard, radiator and an arch leading to the **Dining Area: 2.36m (7'9") x 2.26m (7'5")** having bay window and radiator.

**Kitchen: 3.48m (11'5") x 2.46m (8'1") max**

Having a range of wall and base units with worktop over, single drainer inset sink with mixer tap, single electric oven, inset four ring gas hob with matching unit cooker hood over, concealed wall mounted gas central heating boiler, space and plumbing for washing machine, space for under counter fridge, tiled splashback, tiled floor, rear entrance door, personal door to garage and radiator.

**Ground Floor Cloakroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, tiled floor and radiator.

Stairs from the hall provide access to the first floor landing having loft access, smoke alarm and radiator.

**Bedroom 1: 3.20m (10'6") x 2.97m (9'9")**

Having bow window, radiator and an arch to the **Dressing Area** with two double built-in wardrobes with sliding mirror doors and ceiling downlighter.

**En-Suite:**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with mains fed shower, extractor fan and radiator.

**Bedroom 2: 2.87m (9'5") x 2.34m (7'8")**

Having radiator.

**Bedroom 3: 3.58m (11'9") x 1.96m (6'5") max**

Having radiator.



**Lounge Diner**



**Further Aspect**



**Kitchen**



**Bedroom 1**



**En-Suite**

**Bathroom:**

Being part tiled and having close coupled wc, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, extractor fan and radiator.

**Outside:**

A drive to the front of the property provides **Off Road Parking** for one vehicle and approaches the **Integral Garage 5.03m (16'6") x 2.46m (8'1")** having manual up and over door and light and power points. The front garden is laid mostly to lawn with a paved path leading to the front door and plum slate borders. A timber gate provides access to the **East Facing Rear Garden** which is tiered to provide two lawn areas with dwarf brick walling and steps between, a gravelled and paved seating area and timber shed, all enclosed by timber fencing A cold water tap is fitted.

Council Tax Band B.



**Bedroom 2**



**Bedroom 3**



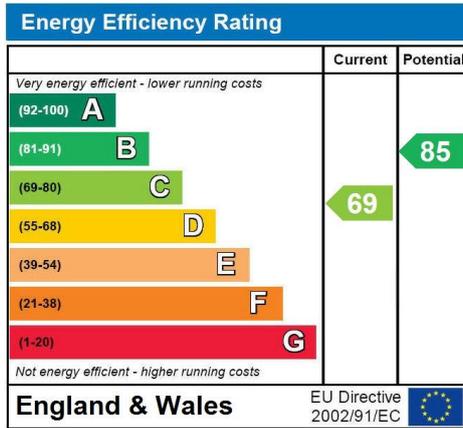
**Bathroom**



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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.  
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**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 29/04/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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