

***CHAPMAN ROAD,
SLEAFORD, NG34 8BX***



£330,000

A much larger than average Four Bedroom Detached House with Ample Parking, Double Garage with electric doors and offered to the market with No Onward Chain. Located in a popular part of the town, the property is the only one of its design in the area and is well presented throughout. Benefits include Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Study, Lounge, Separate Dining Room, Breakfast Kitchen, Cloakroom, Utility Room with store off, Four Good Size Bedrooms with En-Suite to the master bedroom and Family Bathroom. The property is convenient for local amenities and presents a good sized family house, hence viewing is highly 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 offices head North via Northgate over the Galley Hill Bridge into Lincoln Road. Take the third turning on the left into Stokes Drive and take the third turning on the right into Chapman Road. The property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door with side screen provides access to the Reception Hall having radiator, laminate floor and coved ceiling.

Cloakroom:

Having low level w.c, pedestal hand washbasin, tiled splashbacks, radiator and coved ceiling.

Study: 2.95m (9'8") x 2.08m (6'10")

Having radiator, two telephone points, built-in office furniture and coved ceiling.

Lounge: 4.65m (15'3") x 3.76m (12'4")

Having bay window, living flame effect gas fire with surround, radiator and coved ceiling. Double opening French doors provide access to the:

Dining Room: 3.23m (10'7") x 2.95m (9'8")

Having patio doors to garden, radiator and coved ceiling.

Breakfast Kitchen: 3.51m (11'6") x 3.33m (10'11")

Having wall and base units with worktop over, breakfast bar, radiator, inset gas hob, built-in oven, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, plumbing for dishwasher tiled floor and coved ceiling.

Utility Room: 2.41m (7'11") x 1.57m (5'2")

Having worktop, boiler, base units, rear entrance door, inset sink, radiator, plumbing for washing machine and storage cupboard off.

Stairs from the Hall provide access to the **First Floor Landing** having loft access and airing cupboard.

Bedroom 1: 4.29m (14'1") x 3.33m (10'11")

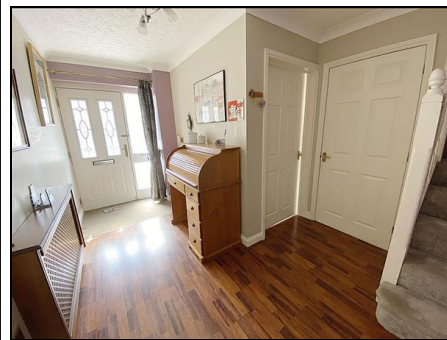
Having radiator, built-in double wardrobe and coved ceiling.

En-Suite:

Having low level w.c, vanity hand washbasin with mixer tap and built-in cupboards, double shower cubicle, chrome towel radiator and tiled splashbacks.

Bedroom 2: 3.66m (12'0") x 3.33m (10'11")

Having radiator and coved ceiling.

**Entrance Hall****Cloakroom****Study****Lounge****Dinning Room**

Bedroom 3: 3.40m (11'2") x 3.20m (10'6")

Having radiator and coved ceiling.

Bedroom 4: 3.02m (9'11") x 2.49m (8'2")

Having radiator, laminate floor and coved ceiling.

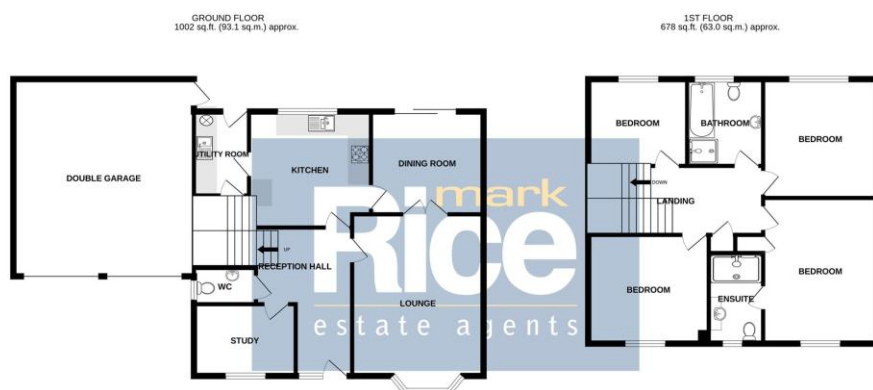
Bathroom:

Having bath, low level w.c, pedestal hand washbasin, separate shower cubicle with mains fed shower, extractor fan, radiator, tiled splashbacks and coved ceiling.

Outside:

*The garden to the front of the property is gravelled for ease of maintenance and a resin drive provides **Ample Off Road Parking** to the front of the **Double Garage 5.66m (18'7") x 5.18m (17'0")** having twin electric doors, light and power points, loft storage and door to the rear garden. The **Rear Garden** is laid mostly to lawn with a large patio adjacent to the property, with a further patio to one corner of the garden and borders. A cold water tap is fitted and a Shed is included.*

Council Tax Band D.



TOTAL FLOOR AREA: 1680 sq. ft. (156.1 sq. m.) approx.

While 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 quantity or efficiency can be given.
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Breakfast Kitchen



Utility Room



Bedroom 1



En-Suite



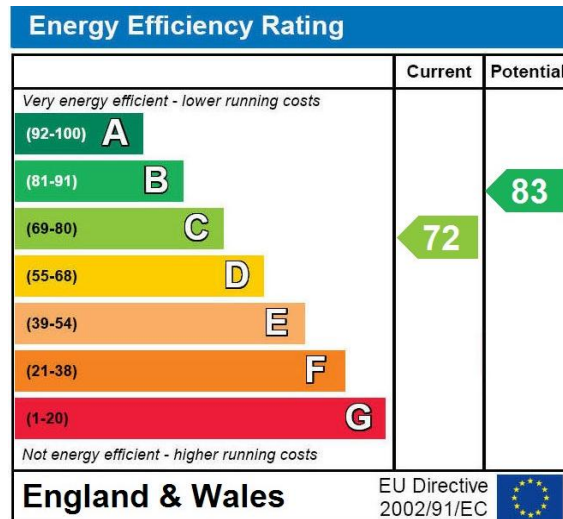
Bedroom 2



Bedroom 3



Bedroom 4



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 02/06/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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