

***HAWKS WAY,
SLEAFORD, NG34 7UR***



£95,000

A well presented One Bedroom House tucked away within this popular residential area and offered to the market with No Onward Chain. The property would make an ideal first time or investment purchase and has an Allocated Parking Space with a further communal visitor's space and is fully Double Glazed. The accommodation comprises Entrance Porch, Kitchen, Lounge Diner with the Bedroom and Bathroom on the first floor. Outside there is a Fully Enclosed and Low Maintenance South Facing Rear Garden which is particularly private as is not overlooked.

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 and follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and take the first turning on the right into Finch Drive. Follow the road to the 'T' junction and turn right into Rookery Avenue and take the first turning on the right into Hawks Way. Take the next turning on the right immediately after Kestrel Close where the property is located straight ahead behind no. 16, as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Porch** with internal door leading to the:

Lounge Diner: 4.44m (14'7") x 5.03m (16'6") max

Having smoke alarm and electric radiator.

Kitchen: 1.85m (6'1") x 2.21m (7'3")

Having matching wall and base units with worktop over, single drainer inset sink with pillar taps, free standing electric cooker, space for under counter fridge, space and plumbing for washing machine and tiled splashbacks.

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

Bedroom: 4.47m (14'8") x 2.77m (9'1")

Having electric radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over and shaver point.

Garden Area:

There is a dedicated Parking Space with further communal parking space for guests and to the rear of the property is a fully enclosed low maintenance garden laid to gravel and patio for ease of maintenance with a brick built store. The garden is fully enclosed by timber fencing.

Council Tax Band A.



Lounge Diner



Further Aspect



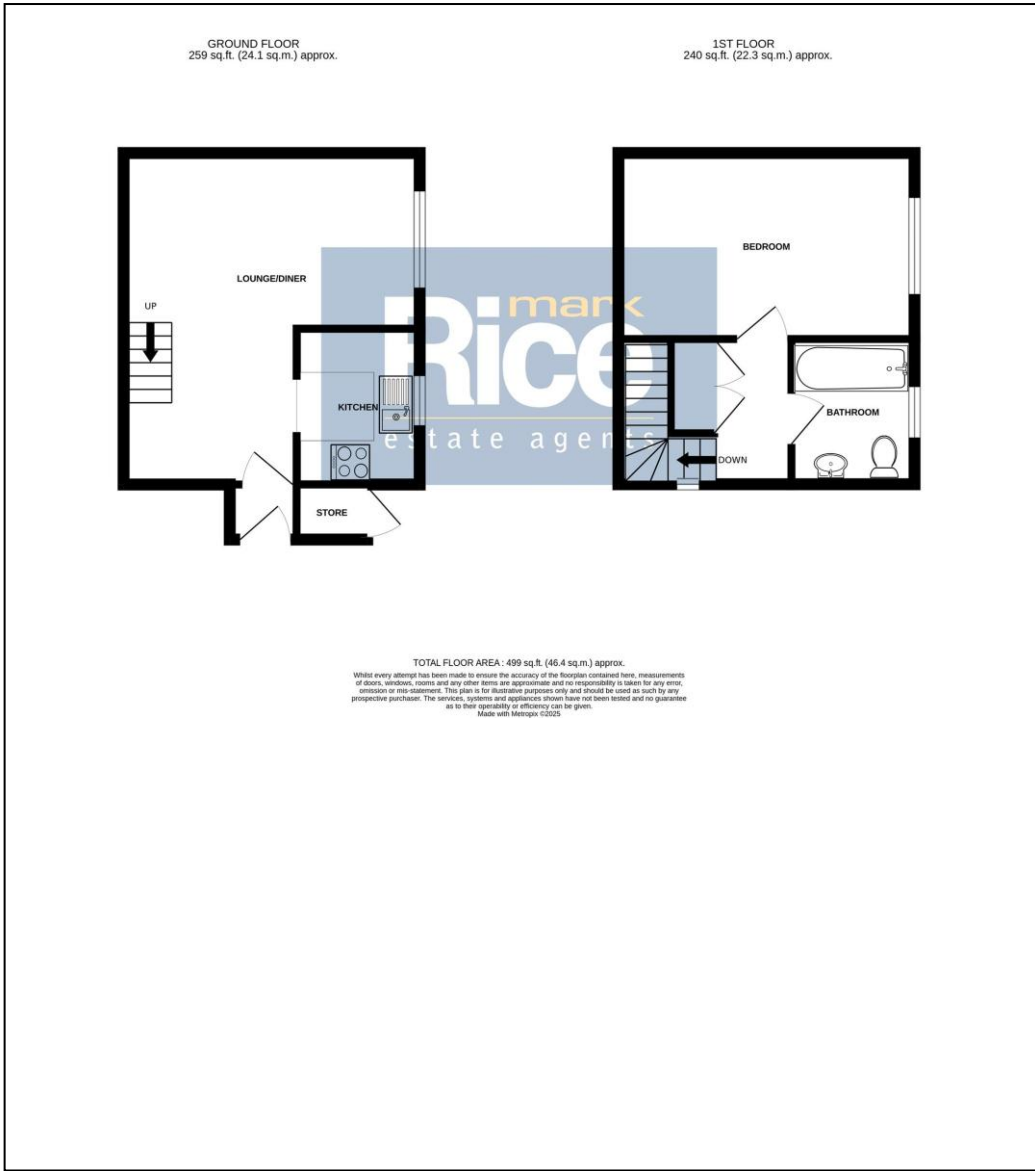
Kitchen



Bedroom



Bathroom



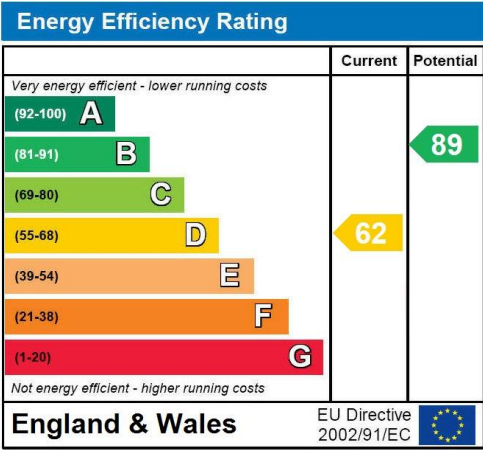
Further Bathroom Aspect



Garden



Parking Space



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 04/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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