

***GRANTHAM ROAD,
SLEAFORD, NG34 7GX***



£295,000

With the advantage of No Forward Chain and located in one of the town's most popular areas, a well presented Three Bedroom Detached House located within grounds of approximately 0.23 acre. The individually designed property has accommodation comprising Hall, Lounge, Kitchen, Rear Lobby with store, Three Bedrooms and Family Bathroom. Outside there is more than Ample Parking to the front and side of the property and the gardens surround the house and are particularly private and sheltered. The property is Double Glazed and has electric radiators and is in an enviable non estate position within walking distance of the town centre. Early viewing is highly recommended.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including schools, swimming pool and leisure centre, 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 follow the one way system past the Market Place turning right into Carre Street and right again into Boston Road. Filter left and proceed towards the Handley Monument and after the level crossing, turn right into Grantham Road. The property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Entrance Hall having electric radiator.

Lounge: 4.50m (14'9") x 3.89m (12'9")

Having four windows, brick fireplace and electric radiator.

Kitchen: 3.45m (11'4") x 3.28m (10'9") max

Having wall and base units with worktop over, inset sink with monobloc tap, electric hob, built-in oven, cooker hood, breakfast bar, electric radiator, tiled splashbacks, built-in cupboard and understairs storage cupboard. A door provides access to the:

Rear Entrance Lobby

Having store cupboard and double glazed rear entrance door.

Stairs from the hall provide access to the **First Floor Landing** having electric radiator and loft access.

Bedroom 1: 3.89m (12'9") x 2.62m (8'7")

Having electric radiator and built-in double wardrobe.

Bedroom 2: 3.58m (11'9") x 2.62m (8'7")

Having electric radiator and cupboard.

Bedroom 3: 3.23m (10'7") x 1.75m (5'9")

Having electric radiator and single built-in cupboard.

Bathroom:

Having bath with electric shower unit over, pedestal hand washbasin with mixer tap, low level w.c, electric chrome towel radiator, airing cupboard and tiled splashbacks.

Outside:

A gravelled drive provides more than **Ample Parking** and the remainder of the front garden is laid to lawn with surrounding borders and an electric charging point is located to this area. A gate provides access to the **Side and Rear Gardens** which are particularly private and sheltered with a small Astro Turf area and decking to the side of the property, with a cold water tap. This approaches the **Integral Store 2.01m (6'7") x 0.81m (2'8")**. The remainder of the garden is laid to lawn with borders, trees, shrubs, pond and



Hall



Lounge



Kitchen



Bedroom 1



Bedroom 2

Two Sheds are included.

Council Tax Band C.



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 3



Bathroom



Rear Garden



Further Aspect



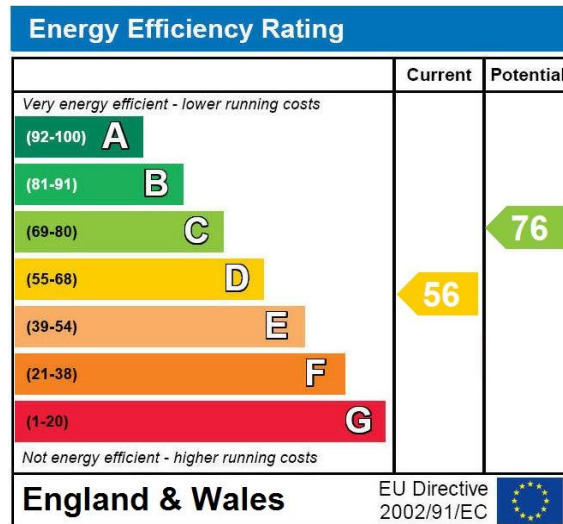
Further Aspect



Further Rear Aspect



Further Front Aspect



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 09/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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