

***OLD PLACE,
SLEAFORD, NG34 7HR***



£175,000

Located within walking distance of the town centre and in this popular residential area, a well presented and improved Two Bedroom Detached Bungalow with Parking and Garden. The bungalow is offered to the market with No Forward Chain and benefits from a New Kitchen and New Shower Room and has been redecorated and had new carpets fitted. The full accommodation comprises Entrance Porch, Hall, Lounge, Two Bedrooms, Shower Room and Kitchen. The property is Double Glazed and benefits from Gas Central Heating and provides Ample Parking to the front with a gated access. The rear garden is fully and eclosed and 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 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 follow the one way system past the Market Place turning right into Carre Street and left into Boston Road. Take the third turning on the left into Old Place and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Porch with further door to the Hall having loft access and radiator.

Kitchen: 3.23m (10'7") x 1.96m (6'5")

Having wall and base units with worktop over, tiled splashbacks, inset sink with monobloc tap, double radiator, wall mounted boiler, gas point, larder unit and plumbing for washing machine.

Lounge: 3.96m (13'0") x 3.73m (12'3") max

Having door to garden, bow window, fireplace surround with gas point and radiator.

Bedroom 1: 3.25m (10'8") x 2.95m (9'8")

extending to 3.40m (11'2")

Having radiator.

Bedroom 2: 3.07m (10'1") x 2.49m (8'2")

Having radiator.

Shower Room:

Having separate shower cubicle with electric unit, vanity hand washbasin with mixer tap, low level w.c, radiator, shaver point and tiled splashbacks.

Outside:

A block paved drive provides **Ample Parking** and extends past a five bar gate to the further block paved and enclosed parking area. A cold water tap is fitted to this area and there is also a further paved, low maintenance area. A side gate provides access to the **Rear Garden** with lawn, Two Sheds, borders and a side personal gate to Boston Road.

Council Tax Band B



Kitchen



Lounge



Bedroom 1

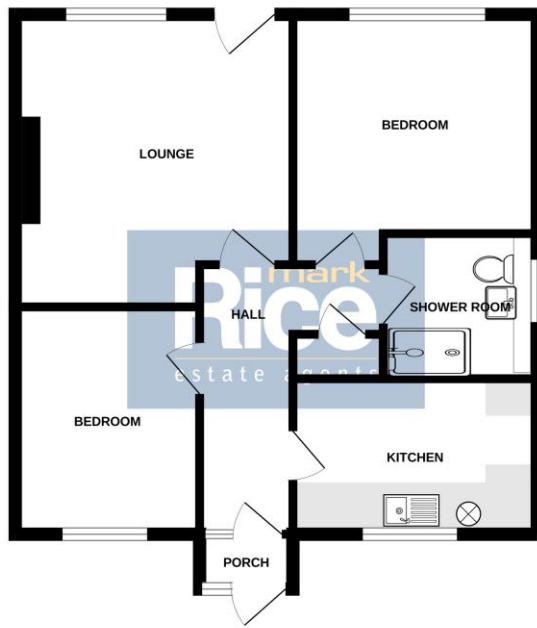


Bedroom 2



Shower Room

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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



Parking

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 12/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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