

***ACACIA CLOSE,  
SLEAFORD, NG34 7UJ***



***£230,000***

***Tucked away in a quiet cul-de-sac within this popular residential area and within walking distance of the town centre and its amenities, a spacious and well presented Three Bedroom Detached House with Conservatory with fully insulated solid roof and a South Facing Rear Garden. The property offers good sized accommodation which benefits from Gas Central Heating and Double Glazing and the accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms with En-Suite and walk-in wardrobe to the master bedroom and Family Bathroom. Outside a drive provides Off Road Parking and leads to the Single Detached Garage and the rear garden is designed with ease of maintenance in mind and is fully enclosed. There are views to the front over a nearby green and viewing is highly recommended to fully appreciate everything this superb home has to offer and its location.***

**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 bear right into Boston Road. Continue to the Handley Monument and after the level crossing bear right and turn left into London Road. Take the second turning on the left into Southfields and take the third turning on the right into Acacia Close. The property is located straight ahead as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having smoke alarm, coved ceiling and radiator.

**Cloakroom:**

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

**Lounge: 4.34m (14'3") x 3.89m (12'9")**

Having understairs store cupboard, coved ceiling, dado rail, radiator and an arch providing access to the Dining Room.

**Dining Room: 2.87m (9'5") x 2.34m (7'8")**

Having coved ceiling, dado rail, radiator and sliding patio doors to the:

**Conservatory: 3.86m (12'8") x 2.82m (9'3")**

Having a new fully insulated solid roof and sliding patio door to the rear garden.

**Kitchen: 3.23m (10'7") x 2.44m (8'0")**

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, dual integrated electric ovens, inset induction hob with cooker hood over, integrated dishwasher, tiled splashbacks, chrome towel radiator, ceiling downlighters and side entrance door.

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access, airing cupboard housing the Worcester Bosch combination boiler and smoke alarm.

**Bedroom 1: 3.17m (10'5") x 2.67m (8'9")**

Having walk-in wardrobe and radiator.

**En-Suite:**

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, shower cubicle with mains fed rainfall shower over, extractor fan and chrome towel radiator.

**Bedroom 2: 3.30m (10'10") x 2.62m (8'7")**

Having radiator.

**Lounge****Further Aspect****Dining Room****Conservatory****Kitchen**



**Bedroom 3: 2.01m (6'7") x 2.26m (7'5")**

*Having radiator.*

**Bathroom: 1.90m (6'3") x 1.70m (5'7")**

*Having close coupled wc, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, tiled splashbacks, tiled floor, extractor fan and radiator.*

### **Outside:**

*A drive provides **Off Road Parking** and approaches the **Single Detached Garage 5.05m (16'7") x 2.90m (9'6")** having manual up and over door, power points, lighting and personal door to the rear garden. The remainder of the front garden is laid to gravel and patio with a small lawn area for ease of maintenance. A timber gate provides access to the **South Facing Rear Garden** which is predominantly laid to lawn with a gravelled border, large patio and an external light and cold water tap are fitted.*

*Council Tax Band B.*

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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 misstatement. 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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**Further Aspect**



**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



**Bathroom**

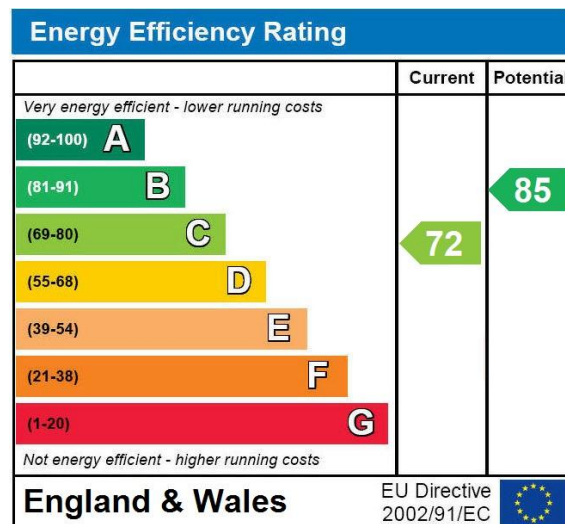


**Rear Garden**



**Further Aspect**

### **View To Front**



**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 16/06/25*

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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