

**DRAFT**

***FALCON WAY,  
SLEAFORD, NG34 7UA***



***£175,000***

*Located within this popular residential area and offered to the market with no onward chain is this well-presented two-bedroom semi-detached house with ample off-road parking, conservatory and south-facing rear garden. The property benefits from gas central heating and double glazing and has accommodation comprising lounge, breakfast kitchen, conservatory, two bedrooms and family bathroom. Outside, a gravelled drive provides ample off-road parking, whilst the rear gardens are fully enclosed and particularly private as not being overlooked. This property would make an ideal first time buy or investment and viewing is 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 South and turn right onto Westgate. Follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and proceed to the 'T' junction. Turn right onto Grantham road and take the second turning on the right into Rookery Avenue. Take the first turning on the left into Curlew Way and left again into Falcon Way. Follow the road as it bears to the right where the property is located on the left hand side.

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Double glazed entrance door provides access to the:

**Lounge: 3.99m (13'1") x 4.60m (15'1")**

Having feature electric fire with surround, smoke alarm, coved ceiling, and radiator.

**Kitchen: 3.99m (13'1") x 2.49m (8'2")**

Having a range of matching wall and base units with worktop over, 1 1/2 bowl stainless steel inset drainer sink with mixer tap, single electric oven, inset four ring Gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, wall mounted Gas central heating boiler, and radiator.

**Conservatory: 3.58m (11'9") x 2.46m (8'1")**

Having French doors providing access to the rear garden.

Stairs from the lounge provide access to the **first floor landing** having loft access, smoke alarm, and airing cupboard.

**Bedroom 1: 3.99m (13'1") x 3.78m (12'5") max**

Having built-in store cupboard, and radiator.

**Bedroom 2: 1.96m (6'5") x 3.40m (11'2")**

Having radiator.

**Bathroom:**

Having close coupled w.c., pedestal hand washbasin with mixer tap, panelled bath with pillar taps and electric shower over with shower curtain, extractor fan, and radiator.

**Outside:**

A gravelled drive provides off road parking for several vehicles with the front gardens also being laid to gravel and patio slabs for ease of maintenance. A timber gate provides access to the South facing rear garden which are particularly private and not overlooked, laid mostly to lawn with



**Lounge**



**Kitchen**



**Conservatory**



**Bedroom 1**



**Bedroom 2**

patio area and well borders which are laid to gravel, all enclosed by timber fencing and a cold-water tap is fitted.

**Council Tax Band: B**

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Bathroom**



**Rear Garden**



**Further 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 16/6/25*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**