

***ROBERTSON DRIVE,
SLEAFORD, NG34 7AN***



£195,000

Located in this cul-de-sac setting within walking distance of the town centre, a good sized Three Bedroom Semi Detached House located within grounds of approximately 0.11 of an acre and offering Ample Parking to the front. The property has undergone recent improvement works and has accommodation including Hall, Lounge, Kitchen, Utility Room, Rear Entrance Lobby with Store off, Three Bedrooms, Bathroom with separate shower and free standing claw foot bath, and Separate W.C. The property benefits from Gas Central Heating and Double Glazing and early 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 office, head North and after the Tesco traffic lights, turn right into Tennyson Avenue. Turn left into Newton Way and left again into Robertson Drive and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having radiator.

Lounge: 5.89m (19'4") x 3.23m (10'7") and 1.75m (5'9") x 0.81m (2'8")
Having two radiators and French doors to garden.

Kitchen: 3.05m (10'0") x 2.24m (7'4")

Having a range of wall and base units with worktop over, inset sink with monobloc tap, tiled splashbacks and space for appliances. An arch provides access to the:

Utility Room: 2.24m (7'4") x 1.68m (5'6")

Having plumbing for washing machine, radiator understairs storage cupboard.

Rear Lobby:

Having double glazed rear entrance door.

Store: 1.35m (4'5") x 0.91m (3'0")

Having wall mounted boiler.

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

Bedroom 1: 4.01m (13'2") narrowing to 3.40m (11'2") x 3.23m (10'7")

Having radiator and built-in cupboard.

Bedroom 2: 3.30m (10'10") x 2.26m (7'5")

Having built-in cupboard and radiator.

Bedroom 3: 3.23m (10'7") x 2.13m (7'0") max

Having radiator.

Separate W.C:

Having low level w.c, and vanity hand washbasin with mixer tap.

Bathroom:

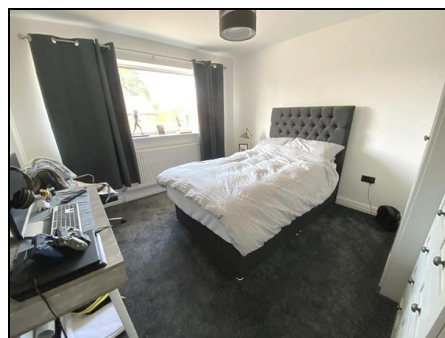
Having free standing claw foot bath with mixer tap, vanity hand washbasin with mixer tap, separate shower cubicle with mains fed shower and chrome towel radiator.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

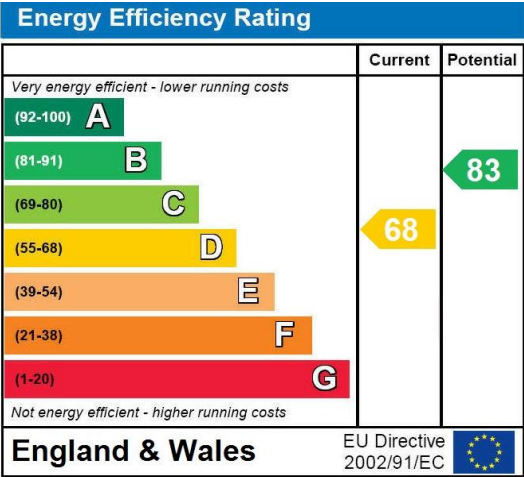
Outside:

There is Ample Parking to the front and side of the property and the **Rear Garden** is laid mostly to lawn with a gravelled area. Adjacent to the property is a covered seating area with dwarf wall and an external power point is fitted to this area. To the side of the property a cold water tap is fitted.

Agent's Note:

The kerb has not been lowered to the front of the property.

Council Tax Band A.



Separate W.C



Bathroom



Rear Garden



Further Aspect



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 18/6/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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