

***HAWKS WAY,  
SLEAFORD, NG34 7UR***



***£160,000***

***With the advantage of a South Facing Rear Garden and Ample Parking, a well presented Two Bedroom Semi Detached House located within this popular residential area off Grantham Road. The property is within walking distance of St Botolphs Primary School and benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Lounge, Dining Kitchen, Two Bedrooms and Bathroom. Outside, the Fully Enclosed Rear Garden forms a particularly private sun trap 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 bearing right again towards Handley Monument. Filter left and after the level crossing turn right and continue into Grantham Road. Take the fourth turning on the right into Rookery Avenue and take the third turning on the right into Hawks Way where the property is located on the left hand side.

A part glazed entrance door provides access to the:

**Lounge:** 3.86m (12'8") x 2.62m (8'7")

Having built-in cupboard and two radiators.

**Dining Kitchen:** 3.86m (12'8") x 2.62m (8'7")

Having a range of wall and base units with worktop over, inset sink, tiled splashbacks, cooker hood, plumbing for washing machine, space for fridge freezer, wall mounted boiler, double glazed rear entrance door and radiator.

Stairs from the Lounge provide access to the First Floor Landing having airing cupboard and loft access.

**Bedroom 1:** 3.86m (12'8") x 3.66m (12'0")

Having radiator.

**Bedroom 2:** 3.38m (11'1") x 1.88m (6'2")

Having radiator.

**Bathroom:**

Having bath with mixer tap and shower attachment, low level w.c, pedestal hand washbasin, shaver point, extractor fan, tiled splashbacks and radiator.

**Outside:**

The front garden is laid to lawn with a hedge boundary and the drive to the side of the property provides **Parking** for approximately two vehicles. A gate provides access to the **Fully Enclosed and South Facing Rear Garden** having a patio adjacent to the house, terraced lawn areas and borders. A cold water tap is fitted.

Council Tax Band A.



**Lounge**



**Dining Kitchen**



**Further Aspect**

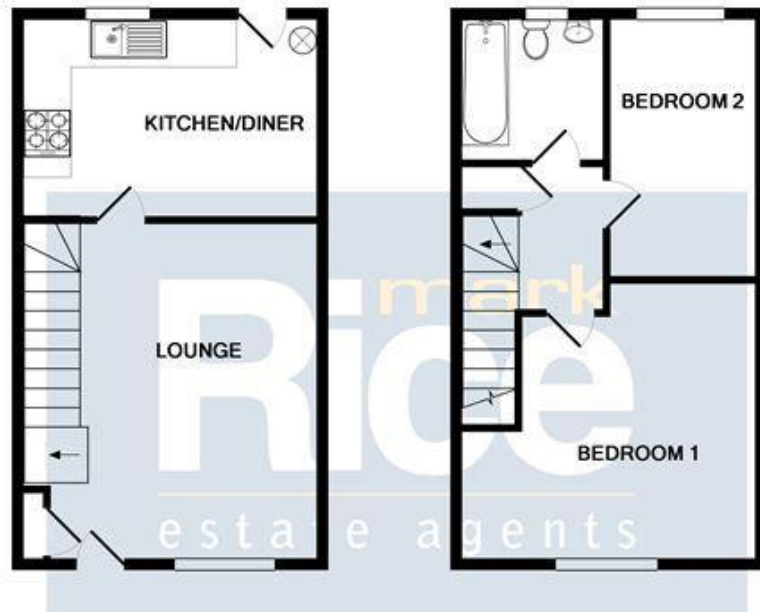


**Bedroom 1**



**Bedroom 2**





GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 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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**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 19/06/2025*

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