

***STONE WAY,
SLEAFORD, NG34 8NU***



£295,000

A spacious and superbly presented Four Bedroom Detached Family Home located within this quiet and popular residential area to the North of the town and providing easy access to the town centre and the Holdingham roundabout. The property offers a Dining Kitchen which was installed in 2021, a Fully Enclosed Rear Garden and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Utility Room, Conservatory, Four Good Sized Bedrooms with En-Suite to the master bedroom, and Family Bathroom. Outside a drive provides off road parking for two vehicles and there is a Single Attached Garage. The rear garden is South West facing and particularly private and to fully appreciate the condition of this wonderful family home and its location, 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 head North and proceed past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. Take the fifth turning on the left into Stokes Drive and turn right into Covel Road. Take the third turning on right into Stone Way and the property is located on the left hand side.

A double glazed composite entrance door provides access to the **Entrance Hall** having understairs store cupboard, coved ceiling and radiator.

Cloakroom:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, coved ceiling and chrome towel radiator.

Lounge: 4.09m (13'5") x 3.68m (12'1")

Having feature electric fire with surround, bay window, coved ceiling and radiator.

Dining Kitchen: 6.40m (21'0") x 2.62m (8'7")

Replaced in 2021 and having a range of matching wall and base units with Quartz worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated single electric Neff oven with integrated Neff microwave-oven, inset four ring induction hob with matching unit cooker hood over, integrated fridge freezer, larder cupboard, pan drawer, integrated dishwasher, plinth lighting, ceiling downlighters, coved ceiling, radiator and sliding patio doors to the:

Conservatory: 2.90m (9'6") x 2.79m (9'2")

Having French doors to rear garden.

Utility Room: 1.93m (6'4") x 1.45m (4'9")

Having base unit with worktop over, space and plumbing for washing machine, tiled splashbacks, wall mounted combination boiler, coved ceiling, radiator and side entrance door.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard, loft access, coved ceiling and smoke alarm.

Bedroom 1: 4.09m (13'5") x 3.76m (12'4") max

Having built-in double wardrobe, a range of fitted bedroom furniture including bedside tables, dressing table, and chest of drawers, coved ceiling and radiator.

En-Suite:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, separate double shower cubicle with mains fed unit, ceiling downlighters, extractor fan and chrome towel radiator.

**Lounge****Dining Kitchen****Further Aspect****Further Aspect****Further Aspect**

Bedroom 2: 3.23m (10'7") x 2.74m (9'0")

Having triple built-in wardrobe, coved ceiling and radiator.

Bedroom 3: 3.53m (11'7") x 3.40m (11'2") max

Having radiator.

Bedroom 4: 2.92m (9'7") x 2.03m (6'8") max

Having two double built-in wardrobes, coved ceiling and radiator.

Bathroom:

Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and separate mains fed shower over with shower screen, coved ceiling, extractor fan, ceiling downlights and chrome towel radiator.

Outside:

*A rubberised drive provides **Off Road Parking** for two vehicles and approaches the **Single Attached Garage 5.49m (18'0") x 2.44m (8'0")** having electric roller door, power points, lighting and personal door to the rear garden. The remainder of the front is laid to block paving for ease of maintenance which could provide further parking. A paved path leads to a timber gate which provides access to the **Rear Garden** which is South West facing, having large patio area, large, gravelled area for ease of maintenance, a variety of well stocked borders with mature shrubs and hedging, two water butts and a further separate patio area, all enclosed by timber fencing. Two cold water taps and an external double 13 amp power point are installed.*

Council Tax Band D.



Conservatory



Bedroom 1



En-Suite



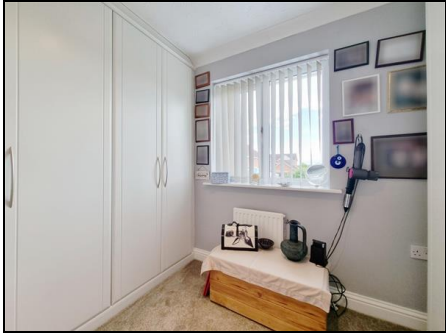
Bedroom 2



Bedroom 3



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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Bedroom 4



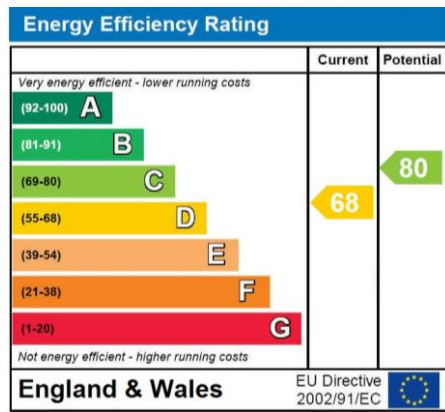
Bathroom



Further Garden Aspect



Further Garden 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.*

Viewing Strictly by Appointment With Mark Rice Estate Agents
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