

DRAFT

***SUMMERFIELD DRIVE,
SLEAFORD, NG34 8TX***



£130,000

Tucked away in a quiet Cul-De-Sac to the North of the town and offered to the market with No Onward Chain, a Two Bedroom Semi-Detached Bungalow with South Facing Rear Gardens, off Road Parking, and within walking distance of the Lincoln Road amenities. The property further benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Lounge, Kitchen, Two Bedrooms, and Shower Room. Outside a gravelled drive provides Off Road Parking and the rear gardens are fully enclosed and particularly private and sheltered as not being overlooked.

Directions:

From our offices head North and proceed past the Tesco traffic lights. Continue over Galley Hill Bridge into Lincoln Road and take the second turning on the right into York Road. Take the third turning on the left into Woodside Avenue and take the third turning on the right into Summerfield Drive and proceed to the head of the cul-de-sac where the property is located on the left-hand side as indicated by our 'For Sale' board.

Double glazed door provides access to the **Entrance Hall** having loft access, airing cupboard, smoke alarm, and radiator.

Lounge: 4.34m (14'3") x 3.38m (11'1") max

Having coved ceiling, radiator, and patio door providing access to the rear garden.

Kitchen: 3.00m (9'10") x 1.98m (6'6")

Having matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, space for cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted Worcester-Bosch gas central heating boiler, tiled splashbacks, and radiator.

Bedroom 1: 3.99m (13'1") x 2.46m (8'1") max

Having coved ceiling and radiator.

Bedroom 2: 2.06m (6'9") x 2.57m (8'5")

Having coved ceiling and radiator.

Shower Room:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with mains fed shower, extractor fan, and chrome towel radiator.

Outside:

A gravelled drive provides off road parking for 1 vehicle with a small shared lawned area with the neighbouring property. A timber gate provides access to the rear gardens which are South facing with lawned area and borders, further gravelled area with two timber sheds, all enclosed by a combination of timber fencing and mature hedging.

Council Tax Band: A

Lounge



Kitchen



Bedroom 1



Bedroom 2

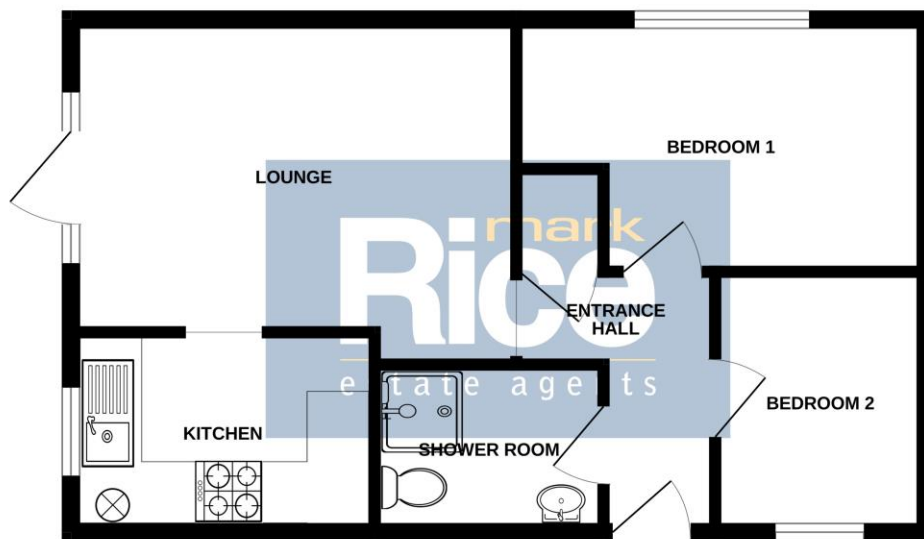


Shower Room



Rear Garden

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 89 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <div>EU Directive 2002/91/EC</div> | | |

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 07/07/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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