

**DRAFT**

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



***£155,000***

***A spacious Two Bedroom Semi-Detached house located within a popular residential area with views over fields and offered to the market with No Onward Chain. The property would benefit from some cosmetic updating internally, however benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Lounge, Kitchen Diner, Two Bedrooms, and Family Bathroom, Outside a tandem drive provides Off Road Parking for two vehicles, whilst the rear gardens are of a good size, fully enclosed, and particularly private as not being overlooked.***

**Directions:**

From our offices head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and proceed over the level crossing into King Edward Street. Take the first turning on the right into Finch Drive and proceed to the 'T' junction. Turn right onto Rookery Avenue and take the next right into Hawks Way. Follow the road as it bears to the left where the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed door provides access to the:

**Lounge: 3.86m (12'8") x 4.34m (14'3")**

Having store cupboard and two radiators.

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

Having matching wall and base units with worktop over, single stainless steel inset drainer sink with pillar taps, space for cooker, space for fridge freezer, space and plumbing for washing machine, tiled splashbacks, radiator, and rear entrance door.

Stairs from the lounge provide access to the **First Floor Landing** having loft access, smoke alarm, and airing cupboard housing the combination Gas central heating boiler.

**Bedroom 1: 2.84m (9'4") x 3.61m (11'10")**

Having two store cupboards with ceiling downlighters, and radiator.

**Bedroom 2: 1.96m (6'5") x 3.38m (11'1")**

Having radiator.

**Bathroom: 1.90m (6'3") x 1.90m (6'3")**

Being part tiled and having close coupled w.c., pedestal hand washbasin with mixer tap, panelled bath with pillar taps and electric shower over with shower screen, extractor fan, and radiator.

**Outside:**

A drive provides off road parking with a small lawned area to the front of the property with a patio path leading to the front entrance door. A timber gate provides access to the rear garden which is laid mostly to lawn with patio, gravelled area, field views, cold water tap, and all fully enclosed by timber fencing.

**Council Tax Band:**

A: North Kesteven District Council Annual Charge £1520.08



**Lounge**



**Kitchen Diner**



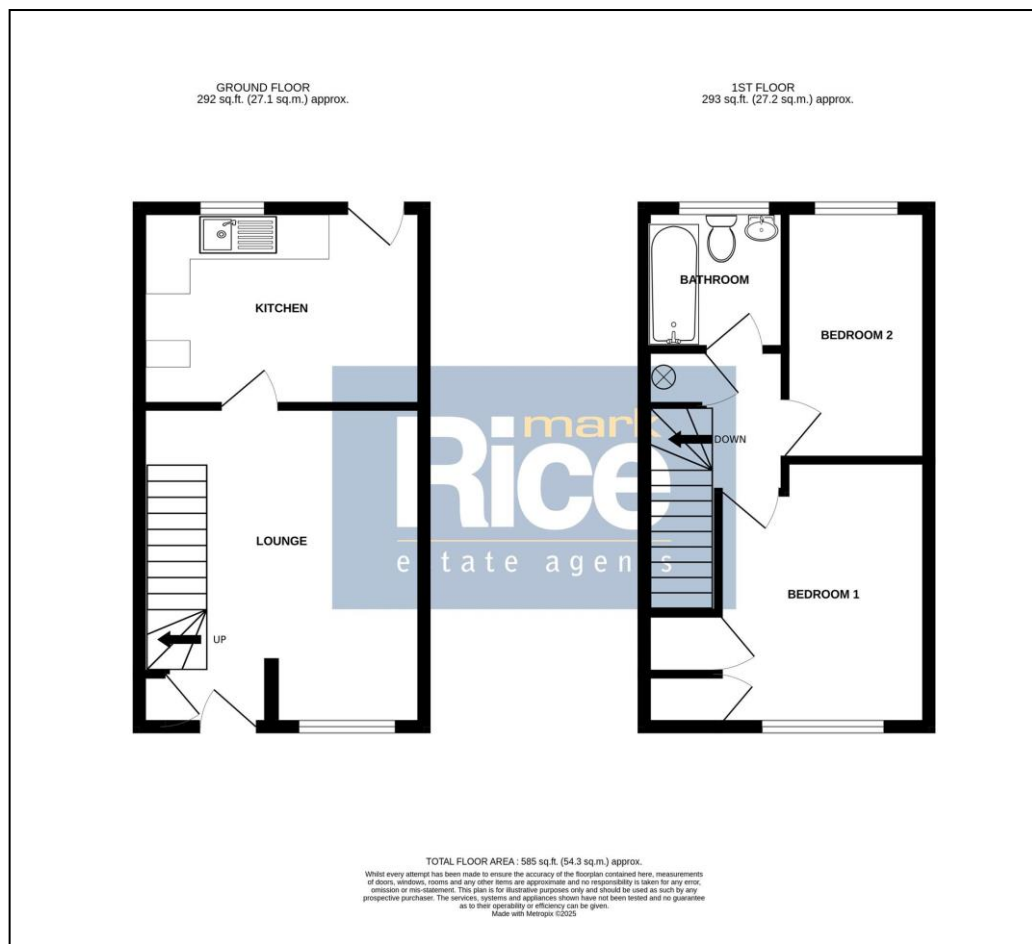
**Further Aspect**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Rear Garden**

**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 09/07/25*

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