

DRAFT

***CHERRY CLOSE,
SLEAFORD, NG34 8BQ***



£172,500

A spacious Three Bedroom Semi-Detached House located to the North of the town, within walking distance of the Lincoln Road parade of shops and offered to the market with No Onward Chain. The property would benefit from some cosmetic updating, however benefits from a good sized rear garden, three outbuildings which could serve a number of uses, together with Gas central heating with a combination boiler still under warranty, and double glazing. The full accommodation comprises Entrance Hall, Kitchen, Lounge, Dining Room, Cloakroom, Utility Room, Store, Three Bedrooms, and Family Bathroom. Outside there are generous gardens to the front and rear, with the rear gardens being particularly private.

Directions:

From our offices head North and proceed past the Tesco traffic lights. Continue over Galley Hill Bridge and take the first turning on the right into Jubilee Grove. Turn left and follow the road as it bears to the right, and right again, then turn left into Hazel Grove. Take the first turning on the left into Cherry Close where the property is located at the head of the Cul-De-Sac as identified by our 'For Sale' board

Double glazed entrance door provides access to the Entrance Hall having smoke alarm and radiator.

Kitchen: 2.06m (6'9") x 4.32m (14'2")

Having matching wall and base units with worktop over, single bowl inset composite drainer sink with mixer tap, single eye level electric oven, integrated microwave, inset four ring Gas hob with extractor hood over, breakfast bar, tiled splashbacks, under counter fridge, wall mounted Ideal combination Gas central heating boiler, tiled floor, ceiling downlights, and side entrance door.

Lounge: 3.84m (12'7") x 4.06m (13'4")

Having feature Gas fire with brick surround, coved ceiling, radiator, and sliding patio doors to the rear garden.

Dining Room: 3.84m (12'7") x 2.67m (8'9")

Having bay window, coved ceiling, and radiator.

Door from the kitchen provides access to the porch area with double glazed doors to the front and rear, cloakroom having low level w.c, utility room having worktop, under counter washing machine, and further store area.

Stairs from the hall provide access to the **First Floor Landing** having loft access, smoke alarm, and radiator.

Bedroom 1: 3.25m (10'8") x 3.45m (11'4")

Having built-in wardrobes, further fitted bedside tables, and radiator.

Bedroom 2: 3.84m (12'7") x 3.38m (11'1") max

Having built-in double wardrobe and radiator.

Bedroom 3: 2.74m (9'0") x 2.36m (7'9")

Having store cupboard with radiator, and radiator.

Bathroom: 2.03m (6'8") x 1.75m (5'9")

Having close coupled w.c, vanity hand washbasin with pillar taps, separate shower cubicle with mains fed shower, tiled splashbacks, extractor fan, and radiator.

Outside:

Kitchen



Lounge



Dining Room



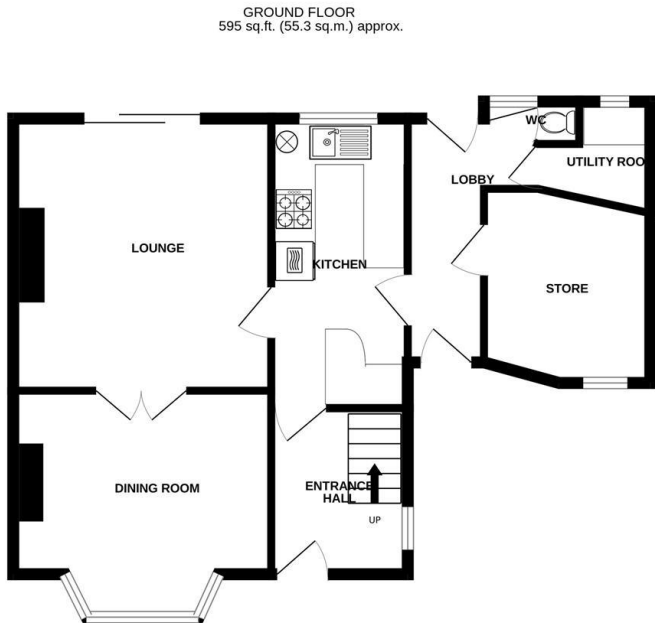
Bedroom 1



Bedroom 2

The front gardens are laid to lawn with a variety of decorative hedges and shrubbery all of which is enclosed by further hedging. The rear gardens are a particular feature of this home with patio area, lawned area, further gravelled area for ease of maintenance with apple tree, well stocked borders, partially enclosed by timber fencing, greenhouse, timber shed, and a cold water tap is fitted.

Council Tax Band: A
North Kesteven District Council annual rate: £1466.61



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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 3



Bathroom



Garden 1



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 18/7/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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