

DRAFT

***CLAYBERGH DRIVE,
SLEAFORD, NG34 7BG***



£319,950

A Fully Renovated and Immaculate Three Bedroom Detached Bungalow located within this quiet residential area, only a five-minute walk from the town centre and offered to the market with No Onward Chain. The property has undergone a number of improvement including a brand new kitchen, full redecoration, new flooring throughout, and new bathroom, benefitting from Gas Central Heating and full double glazing and has spacious accommodation comprising Entrance Hall, Lounge with opening to a 19'4 Kitchen Diner, Conservatory, Three Good Sized Bedrooms with Ensuite to master, and Family Bathroom. Outside to the front a block paved drive provides Off Road Parking for several vehicles leading to the Detached Garage, whilst the Rear Gardens are South Facing and Completely Private. This superb home is presented to a high standard and located in a quiet and convenient location, therefore viewing is strongly advised.

Directions:

From our offices head North and proceed past the Tesco traffic lights. Take the first turning on the left into Claybergh Drive where the property is located on the left hand side as indicated by our 'For Sale' board.

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

Lounge: 4.78m (15'8") x 3.25m (10'8")

Having coved ceiling, radiator, and opening to the Kitchen Diner.

Kitchen Diner: 5.89m (19'4") x 3.07m (10'1")

Fitted in 2025 and having a range of wall and base units with worktop over, 1 1/2 bowl inset composite drainer sink with mixer tap, single eye-level electric oven, inset four ring induction hob with matching unit cooker hood over, integrated fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, concealed wall mounted Gas central heating boiler, tiled splashbacks, coved ceiling, tall radiator, and sliding patio doors to the conservatory.

Conservatory 2.82m (9'3") x 2.16m (7'1")

Having personnel door to the garage and patio door to the rear garden.

Bedroom 1: 2.95m (9'8") x 3.99m (13'1")

Having radiator.

Ensuite:

Being full tiled and having close coupled w.c., pedestal hand washbasin with pillar taps, shower cubicle with electric shower, extractor fan, and radiator.

Bedroom 2: 2.64m (8'8") x 3.25m (10'8")

Having radiator.

Bedroom 3: 2.16m (7'1") x 2.62m (8'7")

Having radiator.

Bathroom: 2.77m (9'1") x 1.96m (6'5") max

being part tiled and having close coupled w.c., vanity hand washbasin with mixer tap, panelled bath with mixer tap and shower attachment, wall mounted LED mirror, tiled floor, extractor fan, and chrome towel radiator.

Outside:

A block paved drive provides off road parking for several vehicles and approaches the **Attached Garage 2.36m (7'9") x 5.31m (17'5")** having electric up and over door, power points, lighting, loft storage, and personnel door to the rear garden. the remainder of the front gardens are laid to lawn with a decorative border housing several mature shrubs. A timber gate provides access to the rear gardens which are South facing and having a good sized raised lawned area with surrounding borders, patio area with remote controlled awning, timber shed, all enclosed by hedging and fencing, and a cold water tap is fitted to the side.



Lounge



Further Aspect



Kitchen Diner



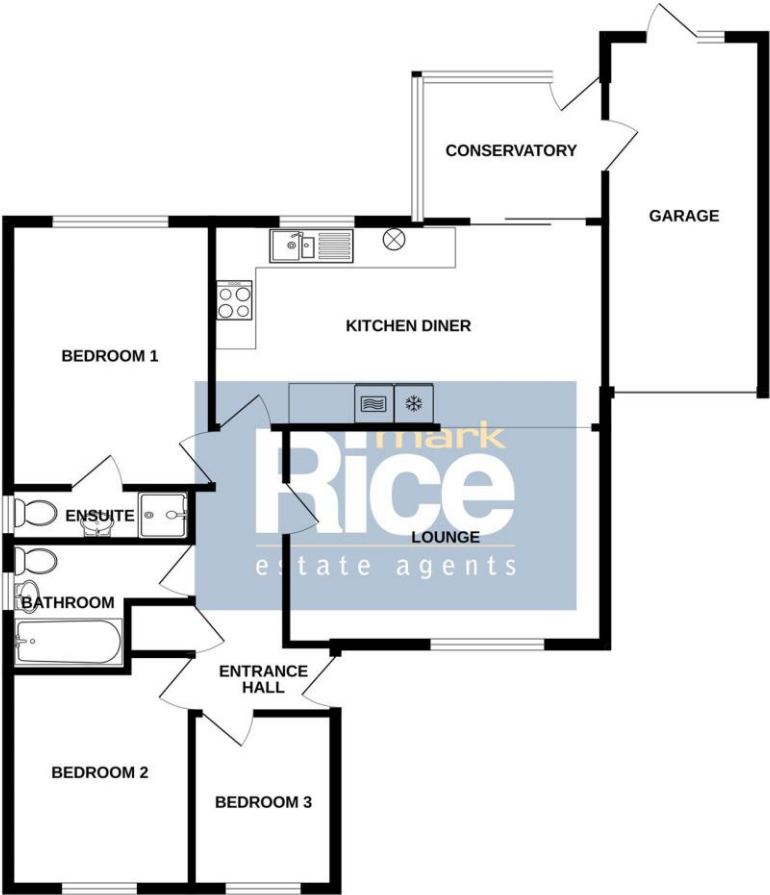
Further Aspect



Further Aspect

Council Tax Band: C
North Kesteven District Council Annual Charge: £2026.77

GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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.
Made with Metropix C2025



Conservatory



Bedroom 1



Ensuite



Bedroom 2



Bedroom 3



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 21/07/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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