

**DRAFT**

***HERMES WAY,  
SLEAFORD, NG34 7WH***



**£280,000**

*A deceptively spacious and upgraded Four Bedroom Detached House located within this quiet residential area and offered to the market with No Onward Chain. the property has been updated by the current owners including full redecoration, a new En-Suite, Landscaped Rear Gardens, together with a Converted Garage which in turn now offers Three Reception Rooms. Further benefitting from Gas Central Heating and Double Glazing, the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Playroom, Kitchen with Store Area, Utility Room, Dining Room, Four Spacious Bedrooms, Ensuite To Master, and Family Bathroom. Outside a Drive provides Off Road Parking for Two Vehicles, whilst the rear gardens are Fully Enclosed and particularly Private. To fully appreciate the space and condition of this family home, together with its superb location, viewing is highly recommended.*

**Directions:**

Travelling from our office, follow the one way system past the Market Place and turn right into Carre Street. Filter right into Boston Road and filter left past the Handley Monument. after the level crossing turn right and continue into Grantham Road. Take the fifth turning on the right into Clay Hill Road and take the third turning on the left into Hermes Way where the property is located on the right hand side.

Double glazed entrance door provides access to the Hall having double radiator.

**Cloakroom:**

Having close coupled w.c, floating hand washbasin with pillar taps, tiled splashbacks, and radiator.

**Lounge: 3.20m (10'6") x 4.32m (14'2")**

Having bay window, feature fireplace, radiator and double opening doors providing access to the playroom.

**Playroom: 2.67m (8'9") x 2.90m (9'6")**

Having double radiator and French doors to the garden.

**Kitchen: 4.11m (13'6") x 3.86m (12'8") Max**

Having a range of wall and base units with worktop over, 1 ½ bowl inset stainless steel drainer sink with mixer tap, integrated single electric oven, inset four ring electric hob with matching unit cooker hood over, space and plumbing for washing machine, space for condensing tumble dryer, tiled splashbacks, radiator, and arch providing access to the store area with space for American fridge freezer.

**Utility Room: 1.96m (6'5") x 1.63m (5'4")**

Having base units with worktop over, single stainless steel inset drainer sink with pillar taps, wall mounted Gas central heating boiler, space for under counter fridge, tiled splashbacks, radiator, extractor fan, and double glazed rear entrance door.

**Dining Room: 2.44m (8'0") x 3.58m (11'9")**

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard and loft access.

**Bedroom 1: 4.04m (13'3") x 3.40m (11'2") max**

Having two built-in double wardrobes and radiator.

**Ensuite:**

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, separate shower cubicle with mains fed shower and rainfall effect head, LED side-lit mirror, chrome towel radiator, and extractor fan.

**Bedroom 2: 3.66m (12'0") x 2.72m (8'11") max**

Having built-in double wardrobe, radiator and storage cupboard.



**Lounge**



**Playroom**



**Kitchen**



**Further Aspect**



**Utility Room**

**Bedroom 3: 3.12m (10'3") x 2.74m (9'0")**

*Having radiator.*

**Bedroom 4: 2.59m (8'6") x 2.06m (6'9")**

*Having radiator.*

**Bathroom:**

*Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and shower attachment, tiled splashbacks, and radiator.*

**Outside:**

*A double width drive provides parking for two vehicles, whilst the front gardens to the side are laid to lawn, partially enclosed by hedging, with a gravelled border and patio path leading to a timber gate providing access to the rear gardens which are laid to lawn with a good sized patio area, well stocked decorative borders, all fully enclosed by timber fencing with a new timber shed included and a cold water tap is fitted.*

**Council Tax Band: C**

*North Kesteven District Council annual charge £2026.77*



**Dining Room**



**Bedroom 1**



**Ensuite**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



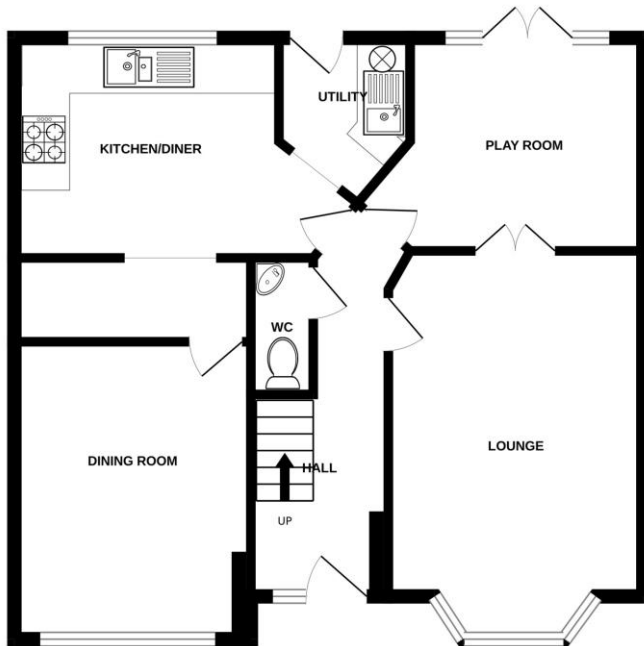
**Bathroom**



**Rear Garden**

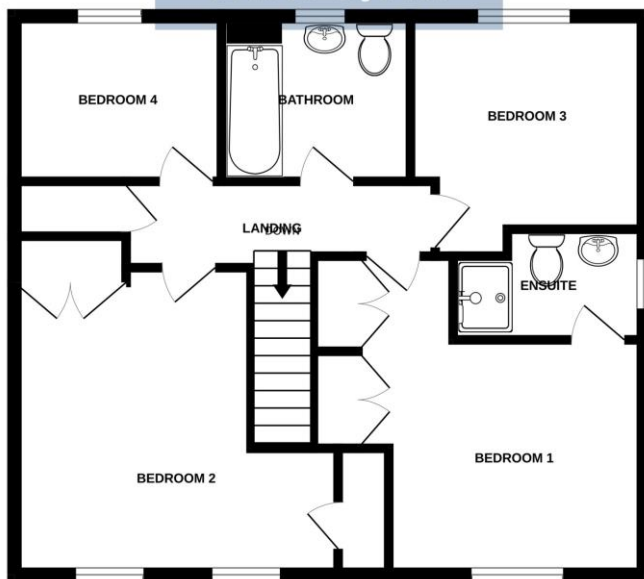


GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.

**Rice**  
mark  
estate agents



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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*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 31/7/25*

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