

***MEADOWFIELD,
SLEAFORD, NG34 7BA***



£275,000

An Extended Three Bedroom Detached Family Home within this established residential area, convenient for local amenities and offering Ample Off Road Parking and a South Facing Rear Garden. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Inner Hall, Lounge, Sun Room, Dining Room, Kitchen, Office/Bedroom 4, Three Spacious Bedrooms and Family Bathroom. To the front of the property is a drive providing more than Ample Parking and the rear garden is designed with ease of maintenance in mind and is fully enclosed. The property has been well maintained by its current owner who has lived there for over forty years, and to fully appreciate its condition and versatility, viewing is strongly recommended.

Directions:

From our office head North and proceed past the Tesco traffic lights and take the second turning on the left into The Drove. Take the first turning on the right into Meadowfield and at the 'T' junction turn left where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having coved ceiling, smoke alarm and radiator.

Cloakroom:

Having close coupled wc, vanity hand washbasin and radiator.

Lounge: 5.82m (19'1") x 3.51m (11'6")

Having feature electric fire with surround, two wall light points, coved ceiling and glazed door providing access to the:

Sun Room: 5.26m (17'3") x 2.03m (6'8")

Having two wall light points, coved ceiling, radiator and rear door to the garden.

Timber glazed doors provide access to the:

Dining Room: 3.84m (12'7") x 3.40m (11'2")

Having two store cupboards, coved ceiling, radiator and an arch providing access to the:

Kitchen: 2.90m (9'6") x 2.77m (9'1")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset composite sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, integrated microwave, tiled splashbacks, space and plumbing for washing machine, coved ceiling, ceiling downlighters, radiator and rear entrance door.

Office/4th Bedroom: 3.61m (11'10") x 2.77m (9'1")

Having store cupboard, coved ceiling, ceiling downlighters and radiator.

Stairs from the hall provide access to the first floor landing having loft access, ceiling downlighters and smoke alarm.

Bedroom 1: 3.71m (12'2") x 3.51m (11'6")

Having a range of built-in bedroom furniture, ceiling downlighters, coved ceiling and radiator.

Bedroom 2: 3.40m (11'2") x 2.79m (9'2")

Having built-in store cupboard, coved ceiling and radiator.

Bedroom 3: 3.51m (11'6") x 1.90m (6'3")

Having built-in wardrobe, coved ceiling and radiator.

Bathroom: 2.77m (9'1") x 2.36m (7'9") max

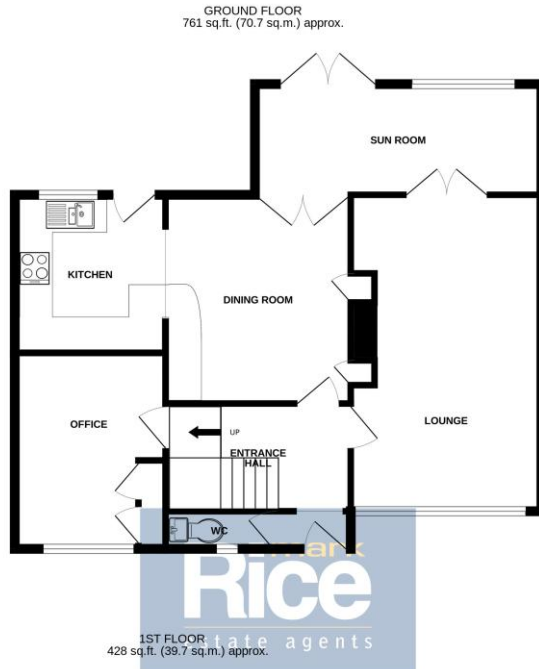
Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with mains fed shower, extractor fan and towel radiator.

**Lounge****Sun Room****Dining Room****Kitchen****Office/Bedroom 4**

Outside:

A block paved drive provides **Ample Off Road Parking** and is partially enclosed by mature hedging and a dwarf brick wall. Wrought iron gates provide access to the **Rear Garden** which is South facing with a large block paved patio area for ease of maintenance, decorative borders, timber summer house and water butt, all enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band C.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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 1



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 14/10/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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