

***WESLEY CLOSE,  
SLEAFORD, NG34 7LX***



***New Price £359,500***

***Located in one of the town's most popular residential areas in a quiet cul-de-sac, an Immaculate Four Bedroom Detached Family Home which has been superbly maintained by its current owners and offers good sized accommodation throughout with a generous South Facing Rear Garden backing on to woodland. The property benefits from Gas Central Heating and full Double Glazing throughout and the full accommodation comprises Entrance Hall, Cloakroom, Dining Room, Kitchen with breakfast area, 'L' shaped Lounge, Conservatory, Inner Hall with access to the Garage, Four Bedrooms and Large Bathroom. Outside a block paved drive provides more than Ample Parking and the Rear Garden is a particular feature of this home and is particularly private and fully enclosed. Viewing of this property is strongly recommended to appreciate everything this wonderful home has to offer and its superb location.***

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

From our offices head South and turn right into Westgate and follow the road as it leads into Castle Causeway. Proceed over the level crossing into King Edward Street and at the 'T' junction turn right into Grantham Road and immediately left into St Edmunds Road. Turn right into Hervey Road and proceed to the 'T' junction turning left into Ancaster Drive and left again into Wesley Close where the property is located on the right hand side.

Double glazed entrance door provides access to the **Entrance Hall** having two store cupboards, radiator and downlighters.

**Cloakroom:**

Being half tiled and having low level w.c, vanity hand washbasin with mixer tap and radiator.

**Dining Room: 2.84m (9'4") x 2.34m (7'8")**

Having coved ceiling and radiator.

**Breakfast Kitchen: 4.29m (14'1") x 2.82m (9'3")**

Having a range of matching wall and base units with Granite worktop over, 1½ single bowl inset sink with mixer tap, a range of integrated Bosch appliances including double eye level electric oven, induction hob with stainless steel cooker hood over, microwave, dishwasher, and fridge, downlighters and radiator.

A door provides access to the Inner Hall which has doors to the front and rear garden as well as the integral garage and three Velux windows.

**Lounge: 5.99m (19'8") x 5.89m (19'4") max**

Having feature living flame effect gas fire with marble surround, coved ceiling, two radiators and patio doors providing access to the Conservatory.

**Conservatory: 2.84m (9'4") x 2.87m (9'5")**

Having French doors to the rear garden

Stairs from the Entrance Hall provide access to the **First Floor Landing** having loft hatch.

**Bedroom 1: 3.48m (11'5") x 3.28m (10'9")**

Having range of fitted bedroom furniture and wardrobes with downlighters, coved ceiling, T.V. point, and radiator.

**Bedroom 2: 4.27m (14'0") x 2.84m (9'4")**

Having coved ceiling and radiator.



**Entrance Hall**



**Dining Room**



**Breakfast Kitchen**



**Further Aspect**



**Lounge**



**Bedroom 3: 3.28m (10'9") x 2.24m (7'4")**

Having coved ceiling, T.V point, and radiator.

**Bedroom 4: 3.58m (11'9") x 1.98m (6'6") max**

Having coved ceiling and radiator.

**Bathroom: 2.84m (9'4") x 2.34m (7'8")**

Being fully tiled and having low level w.c, floating hand washbasin with mixer tap, free standing claw foot bath with Victorian style mixer tap, corner shower cubicle with mains fed shower, airing cupboard housing the condensing boiler and hot water cylinder, heated towel radiator and downlighters.

**Outside:**

An extensive block paved drive provides **Parking** for numerous vehicles and approaches the **Attached Tandem Garage 8.38m (27'6") x 2.77m (9'1")** having manual up and over door, light and power points, utility area with wall and base units, 1½ bowl single drainer inset sink with mixer tap, space and plumbing for washing machine and space for tumble drier. The front garden is mainly laid to well manicured lawn, partially enclosed by timber fencing and mature hedging with decorative borders on the edge of the driveway. The **Rear Garden** is South Facing and is a particular feature of the property with an extensive lawn area, good size patio, well stocked borders with a variety of shrubs and hedging, gravelled seating area all of which provides a particularly private retreat which backs on to a woodland area.

Council Tax Band D



**Further Lounge Aspect**

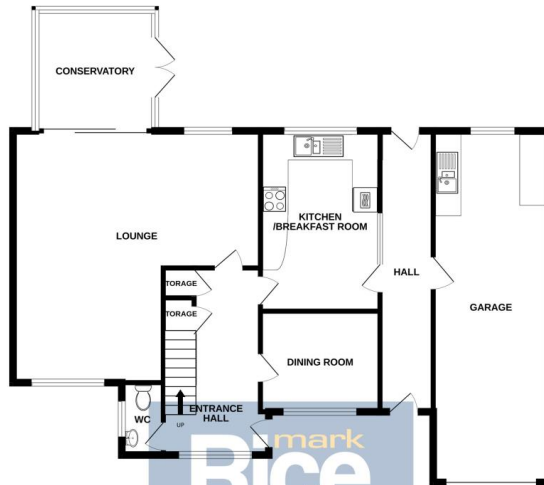


**Further Aspect**



**Conservatory**

GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



**Bedroom 3**

1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



**Rear Garden**

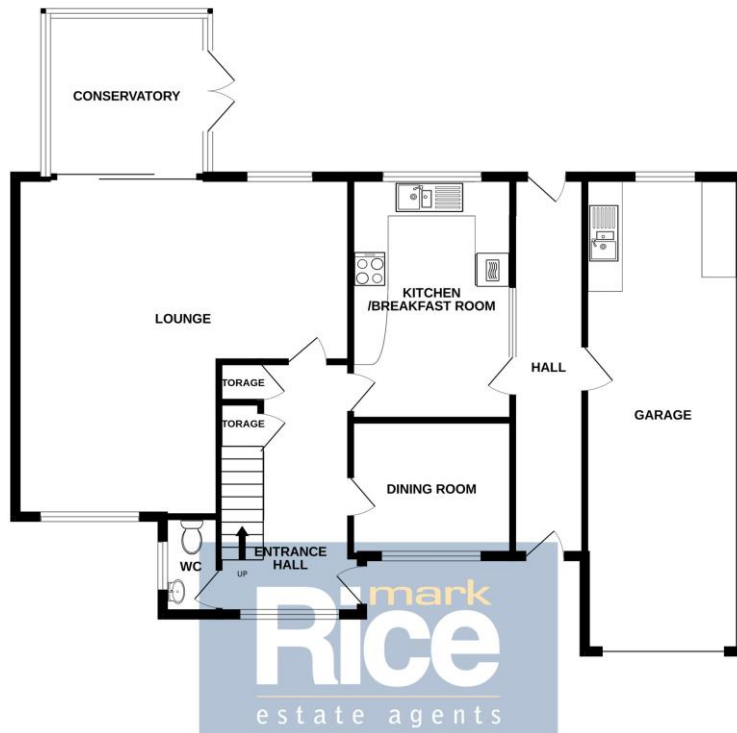
TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.

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 is to be given as to their operability or efficiency when the time comes.

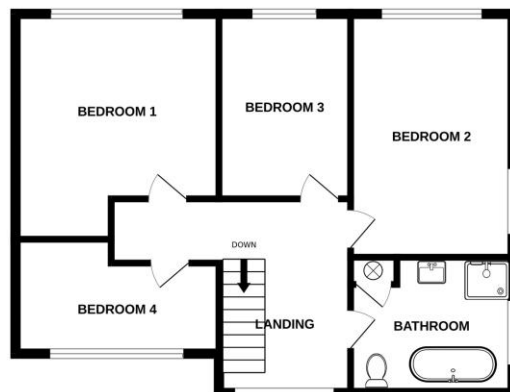


*Further Garden Photos*

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Agents 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 20/02/23

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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