

**GRAMPIAN CLOSE  
SLEAFORD NG34 7WA**



**£450,000**

*An Executive Four Bedroom Detached Family Home located in a tucked away position at the head of this tranquil cul-de-sac and offered to the market with No Forward Chain. The property features a good sized and fully enclosed South facing rear garden, a large block paved drive providing more than Ample Parking to the front with a Double Garage and offers living accommodation in excess of 2,200 sq ft. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Ground Floor Cloakroom, 24'6 Lounge, Dining Room, 20'6 Breakfast Kitchen, Utility Room, Study, Master Bedroom with Dressing Area and large En-Suite off, Three Further Double Bedrooms and Large Family Bathroom. Outside the driveway is partially enclosed by mature conifer hedging and the Rear Garden is larger than average and private. To fully appreciate the location of this property and the standard of accommodation on offer, viewing is strongly recommended.*

**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 follow the one way system past the Market Place turning right into Carre Street and bear right into Boston Road. Filter left towards the Handley Monument and after the level crossing, turn right and bear right into Grantham Road. Take the sixth turning on the right into Clay Hill Road and take the first right hand turn into Brecon Way. Turn right into Grampian Close and bear right where the property is located on the left hand side as indicated by our 'For Sale' board.

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

**Cloakroom:**

Having low level w.c and pedestal hand washbasin with pillar taps.

**Lounge: 7.47m (24'6") x 4.01m (13'2")**

Having brick built feature fireplace, bay window, coved ceiling, two radiators and French doors to the rear garden.



**Dining Room: 3.48m (11'5") x 3.10m (10'2")**

Having bay window, coved ceiling and radiator.



**Study: 3.05m (10'0") x 2.77m (9'1")**

*Having coved ceiling and radiator.*



**Breakfast Kitchen: 6.25m (20'6") x 4.50m (14'9") MAX**

*Having a range of matching wall and base units with worktop over, 1½ bowl inset composite sink with mixer tap, double eye level electric oven, inset four ring gas hob with cooker hood over, integrated fridge, tiled splashbacks, ceiling downlighters, coved ceiling, French doors to the rear garden and radiator.*



**Utility Room: 2.84m (9'4") x 1.90m (6'3")**

*Having matching wall and base units with worktop over, inset stainless steel sink with pillar taps, space and plumbing for washing machine, tiled splashbacks, loft access, coved ceiling, radiator and personal door to the double garage.*



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

**Bedroom 1: 4.98m (16'4") x 4.01m (13'2")**

*Having a range of four built-in double wardrobes, two wall light points, coved ceiling, radiator and an arch providing access to the:*





**Dressing Area: 2.36m (7'9") x 1.75m (5'9")**

*Having coved ceiling, downlighters and radiator.*

**En-Suite: 2.39m (7'10") x 2.06m (6'9")**

*Being half tiled and having close coupled w.c, vanity hand washbasin with pillar taps, double shower cubicle with mains fed shower, coved ceiling, extractor fan and radiator.*



**Bedroom 2: 3.48m (11'5") x 3.07m (10'1")**

*Having double built-in wardrobe, coved ceiling and radiator.*



**Bedroom 3: 3.17m (10'5") x 3.07m (10'1")**

*Having double built-in wardrobe, coved ceiling and radiator.*



**Bedroom 4: 3.96m (13'0") x 3.15m (10'4") max**

*Having coved ceiling and radiator.*



**Family Bathroom: 3.12m (10'3") x 2.39m (7'10") max**

*Being half tiled and having close coupled w.c, vanity hand washbasin with pillar taps, bidet with pillar taps, bath with tiled surround and mixer tap with mains fed shower over and shower screen, coved ceiling, extractor fan and radiator.*



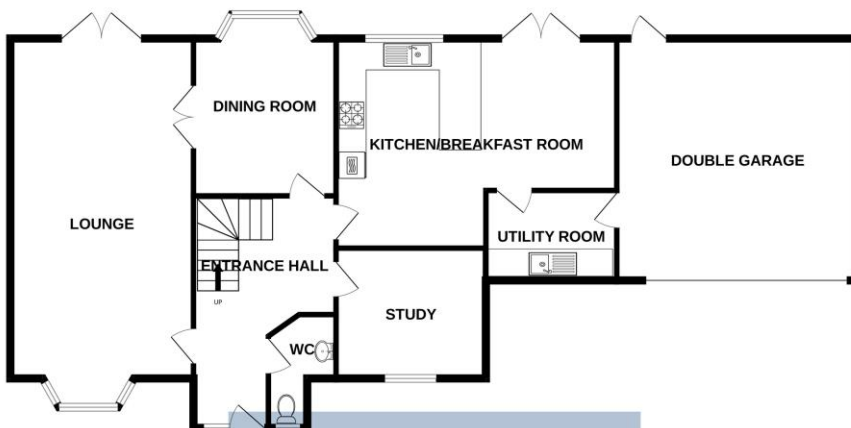
**Outside:**

*A larger than average block paved drive provides **Off Road Parking** for a number of vehicles and approaches the **Attached Garage 5.28m (17'4") x 5.28m (17'4")** having electric up and over door, power points, lighting, loft storage and personal door to the rear garden. The front garden is laid to gravel for ease of maintenance and a timber gate provides access to the **South Facing Rear Garden** with a lawn, well stocked and established borders, patio area with pergola, pond and an outside light and cold water tap are fitted. The rear garden is enclosed by timber fencing and hedging*

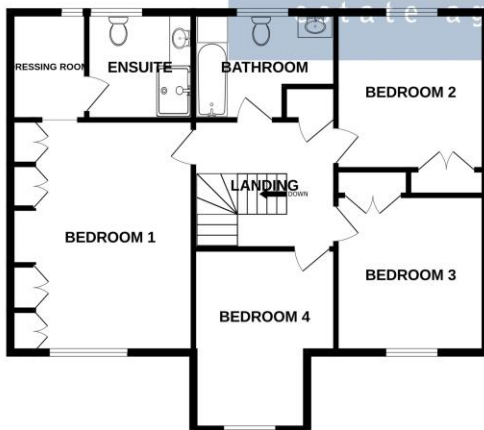


*Council Tax Band E.*

GROUND FLOOR  
1355 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



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estate agents

TOTAL FLOOR AREA : 2238 sq.ft. (207.9 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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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>	73	80
(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		
<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, reference 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 and 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 04/09/23*

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