

***ALL SAINTS GROVE,  
SLEAFORD, NG34 8AZ***



***New Price £259,000***

***With the advantage of No Chain and located within this small cul-de-sac setting enjoying views to the rear over countryside, an extended and much improved Two Bedroom Detached Bungalow with 29' Tandem Garage as well as a further Workshop/Double Garage which could be used as a workshop or for storage. The well presented property benefits from Gas Central Heating and Double Glazing to accommodation comprising Entrance Porch, Hall, Lounge, Extended Dining Kitchen, Two Double Bedrooms, Dressing Room, Conservatory and Refitted Bathroom. There is Ample Parking to the front and the rear garden is fully enclosed and particularly private. Early viewing is advised to appreciate the location of this property and the storage available.***

**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 office, head North via Northgate over the Galley Hill Bridge into Lincoln Road. Take the second turning on the left into St Denys Avenue and All Saints Grove is the fifth cul-de-sac on the right-hand side. The property is located on the left-hand side.

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Entrance door provides access to the **Hall** having loft access and radiator.

**Lounge: 4.55m (14' 11") x 2.72m (8' 11") max**

Having two radiators, picture window to front, brick fireplace with electric fire and wall light points.

**Dining Area: 3.84m (12' 7") x 2.72m (8' 11") max**

Having built-in cupboard with radiator and a double-glazed rear entrance door. An arch provides access to the:

**Kitchen Extension: 3.10m (10' 2") x 3.02m (9' 11")**

Having wall and base units, granite worktop forming central breakfast bar with built-in inset sink with monobloc tap, plumbing for automatic washing machine and dishwasher, built-in oven, microwave, inset hob, patio doors to rear garden and tiled splashbacks.

**Shower Room:**

Being fully tiled and having walk-in shower with electric unit, vanity hand washbasin, low level w.c, chrome towel radiator and cupboard housing the combination boiler.

**Dressing Room: 3.00m (9' 10") x 2.97m (9' 9")**

Having radiator and patio doors.

**Bedroom 1: 3.10m (10' 2") x 3.02m (9' 11")**

Having radiator, built-in wardrobes with sliding doors and patio doors to the:

**Conservatory: 3.38m (11' 1") x 3.02m (9' 11")**

Having tiled floor, two wall light points, radiator and french doors to the rear garden.

**Bedroom 2: 3.78m (12' 5") x 3.02m (9' 11")**

Having radiator and two single and two double built-in wardrobes.

**Outside:**

The front garden is laid mostly to lawn with borders and a concrete drive forms a double width parking area and approaches the **Tandem Garage 8.84m (29'0") x 2.57m (8'5")** having electric door to the front, light and



**Lounge**



**Dining Area**



**Kitchen**



**Shower Room**

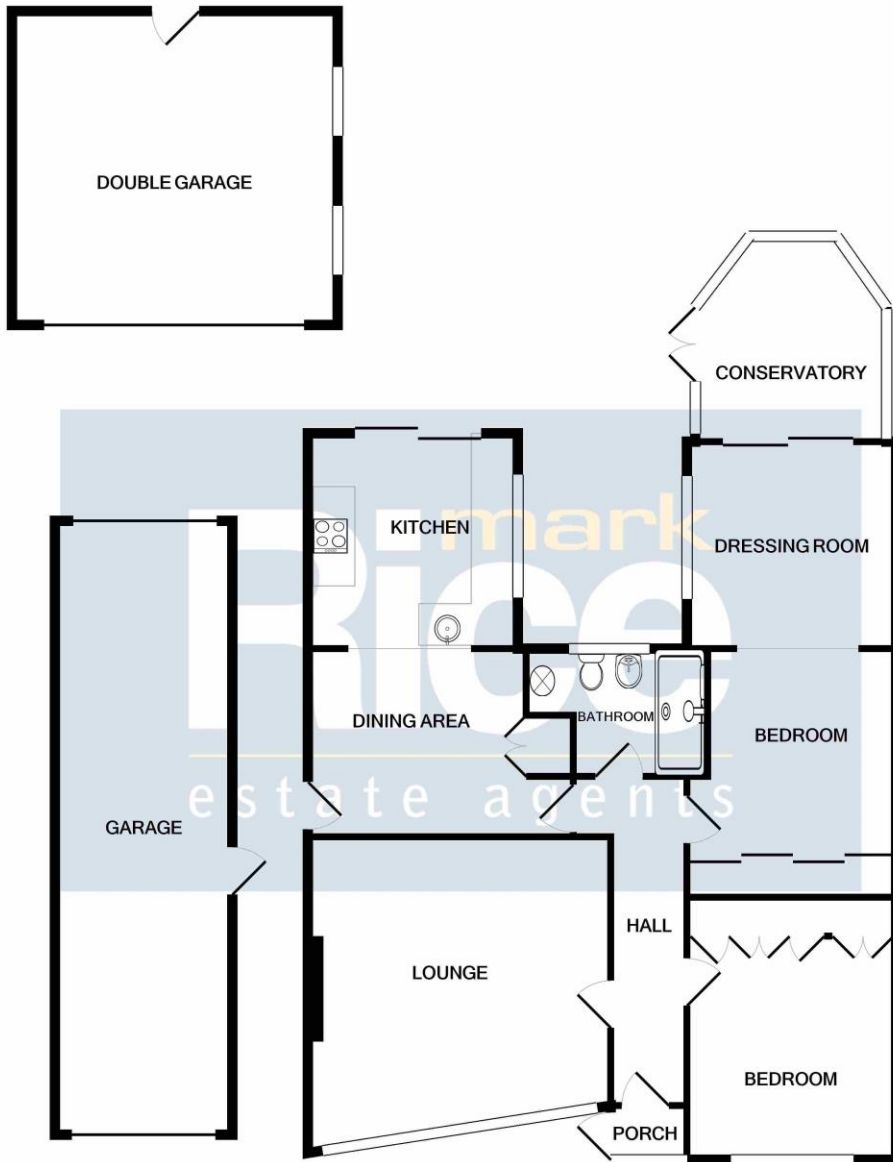


**Dressing Area**



power points, side door and loft storage. A further up and over door to the rear provides access to the **Workshop/Double Garage 4.70m (15'5") x 4.52m (14'10")** having up and over door, double glazed windows, personal door, light and power points, inspection pit and loft storage. The **Rear Garden** is laid mostly to lawn with a patio area adjacent to the Conservatory providing access to the **Workshop**, further patio area to the Northern side of the conservatory and well stocked borders. There is an awning attached to the bungalow.

**Council Tax Band: C**



TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**



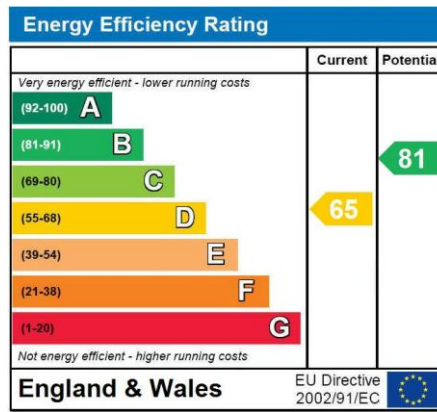
**Conservatory**



**Rear Garden**



**Further Aspect**



**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 18/12/23

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