

***VANGUARD COURT,
SLEAFORD, NG34 7WL***



£295,000

Located in one of the town's most popular residential areas and within a small and quiet cul-de-sac is this superbly presented Four Bedroom Detached House with Ample Parking and a Fully Enclosed Rear Garden. The property is a credit to its current owners and offers living accommodation comprising Entrance Hall, Cloakroom, Lounge with bay window, Dining Room, Kitchen, Utility Room, Three Double Bedrooms with further Single Bedroom, En-Suite to the master bedroom and Family Bathroom. The property benefits from Gas Central Heating and Double Glazing and there is an Integral Garage and Ample Parking. The West Facing Rear Garden is particularly private and fully enclosed and to fully appreciate the standard of accommodation available and its peaceful setting, viewing of this property 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, follow the one way system past the Market Place turning right into Carre Street and bear right again towards Handley Monument. Filter left and after the level crossings turn right and continue into Grantham Road. Take the fifth turning on the right hand side into Clay Hill Road and take the second turning on the left into Hermes Way. Turn left again into Vanguard Court and the property is located on the right hand side as indicated by our 'For Sale' board.

A covered Porch area and double glazed entrance door provides access to the **Entrance Hall** having understairs store cupboard with light, thermostat, double radiator, coved ceiling dado rail and smoke alarm.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, feature panelling and radiator.

Lounge: 4.22m (13'10") x 3.53m (11'7")

Having bay window, double radiator, gas living flame effect fire with surround, two further side windows and coved ceiling.

Dining Room: 2.90m (9'6") x 2.74m (9'0")

Having radiator, coved ceiling and French door with matching side windows providing access to the garden.

Breakfast Kitchen: 3.61m (11'10") x 2.84m (9'4")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over pan drawers, integrated slimline dishwasher, integrated fridge and freezer, under counter lighting and tall radiator.

Utility Room: 2.13m (7'0") x 1.45m (4'9")

Having worktop, inset sink, boiler, plumbing for washing machine, double glazed rear entrance door and Worcester Bosch Condensing boiler.

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

Bedroom 1: 3.66m (12'0") x 3.61m (11'10")

Having two built-in double wardrobes and radiator.

En-Suite:

Having separate mains fed shower, low level w.c, corner hand washbasin with mixer tap, tiled splashbacks, radiator, shaver point, extractor fan and chrome towel radiator.

**Lounge****Dining Room****Breakfast Kitchen****Further Aspect****Bedroom 1**

Bedroom 2: 3.00m (9'10") x 2.95m (9'8")
 Having built-in double wardrobe and radiator.

Bedroom 3: 2.87m (9'5") x 2.62m (8'7")
 Having radiator and access to the loft.

Bedroom 4: 3.48m (11'5") x 2.06m (6'9")
 Having radiator.

Bathroom:

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

Outside:

The front garden is laid mostly to lawn with well stocked borders and a double width tarmac drive provides **Parking** for approximately four vehicles and approaches the **Integral Garage 5.23m (17'2") x 2.51m (8'3")** having light and power points, up and over door and personal door to the rear garden. The **West Facing Rear Garden** is fully enclosed and is predominantly laid to lawn with a good sized patio area, decking, well stocked borders and various trees and shrubs. A cold water tap is fitted.

Further Aspect:

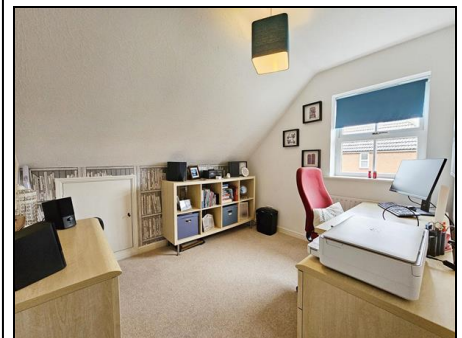
Council Tax Band D.



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



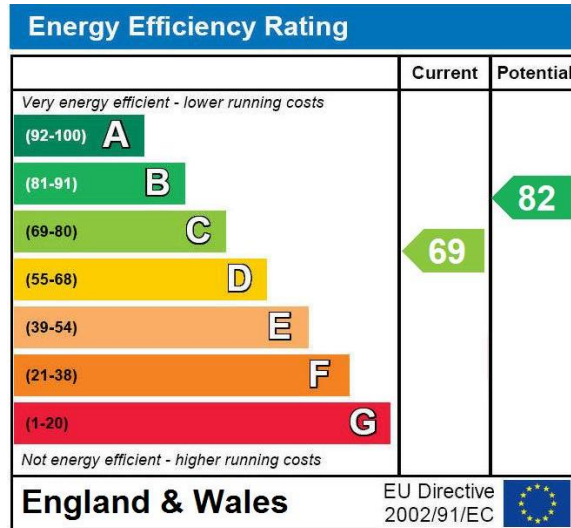
Bathroom



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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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Rear Garden



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 13/2/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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