

***THE DROVE,
SLEAFORD, NG34 7AS***



£222,000

With the advantage of No Forward Chain and located within this popular non estate position, a Two/Three Bedroom Detached Bungalow with a Good Size Garden, Garage and Ample Parking to the rear of the property.

The full accommodation comprises Hall, Living Room, Two Bedrooms, Dining Room/Bedroom 3, Dining Kitchen, Shower Room, Conservatory and En-Suite W.C to the master bedroom. The bungalow benefits from Gas Central Heating and Double Glazing and the property is located on a much larger than average plot. The Rear Garden is enclosed and there is vehicular access to the rear providing access to the Detached Garage and further parking areas.

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 and proceed past the Tesco traffic lights. Turn left into The Drove where the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Hall having radiator.

Dining Room/Bedroom 3: 3.51m (11'6") x 3.45m (11'4")

Having further window to side, gas fire, double radiator and picture rail.

Living Room: 4.19m (13'9") x 3.45m (11'4")

Having double radiator and electric fire.

Bedroom 1: 4.17m (13'8") x 3.58m (11'9")

Having radiator.

En-Suite W.C off:

Having low level w.c, and hand washbasin.

Bedroom 2: 3.51m (11'6") x 3.28m (10'9")

Having radiator.

Dining Kitchen: 3.48m (11'5") x 2.97m (9'9")

Having wall and base units, worktop, single drainer inset sink, plumbing for washing machine, cooker hood, space for cooker, tiled splashbacks, double radiator and loft access.

Lobby:

Having airing cupboard.

Shower Room:

Having separate shower cubicle with mains fed shower, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.

Conservatory: 3.51m (11'6") x 2.74m (9'0")

Having sliding patio doors and personal door to the rear.

Outside:

The front garden is gravelled for ease of maintenance and a gate provides access to the good size **Rear Garden** having double opening gates to the drive and parking areas and also the **Detached Garage 5.79m (19'0") x 2.13m (7'0")** having up and over door and covered storage area to the side. The remainder of the garden is laid to lawn with low maintenance gravelled areas and adjacent to the property is a sheltered patio area which provides access to the three sheds. A cold water tap is fitted.



Hall



Dining Room/Bedroom 3



Living Room



Bedroom 1

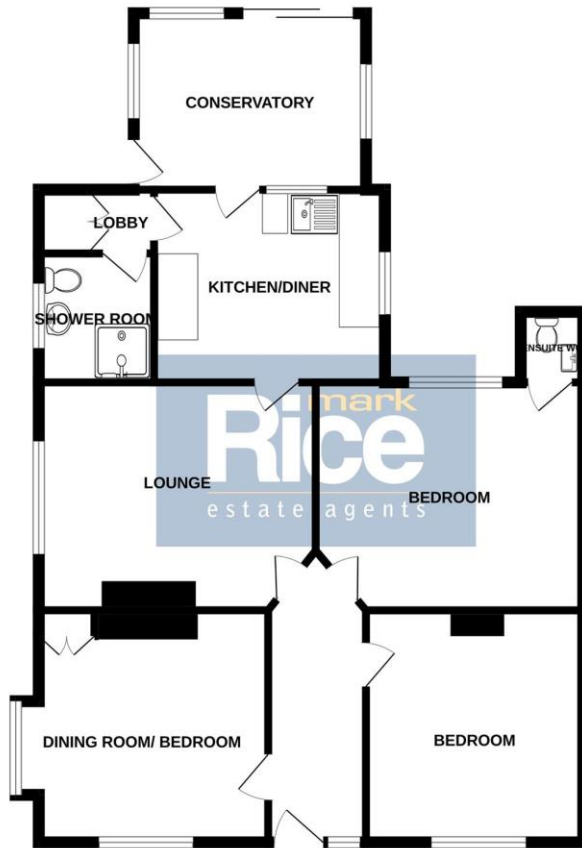


En-Suite W.C

Further Aspect: 5.79m (19'0") x 2.13m (7'0")

Council Tax Band C.

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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 2



Kitchen



Shower Room



Conservatory



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 21/2/24

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

APPROVED BY

DATE