

***GRANTHAM ROAD,
SLEAFORD, NG34 7ND***



New Price £178,850

Located within walking distance of the town centre and its amenities and in a popular non estate setting, a well presented Three Bedroom Terraced House with Fully Enclosed South Facing Rear Garden with a number of Outbuildings. The property has undergone a scheme of improvements by the current owner including Thermo-insulated Plaster Board in the front bedrooms, Replacement Glazed Units, New Carpets and Full Redecoration and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge with bay window, Dining Room, Kitchen, Utility/Sun Room, Three Good Sized Bedrooms and Family Bathroom. The Rear Garden has Three Outbuildings, one of which serves as a Laundry Room and early viewing is 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 into Boston Road. Filter left and at the Handley Monument continue over the level crossing and turn right into Grantham Road where the property is located on the left hand side as indicated by our 'For Sale' board.

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

Lounge: 3.58m (11'9") x 3.53m (11'7")

Having feature wood burner, bay window, smoke alarm and radiator.

Dining Room: 3.68m (12'1") x 3.28m (10'9")

Having understairs store cupboard, smoke alarm, radiator and an arch providing access to the:

Kitchen: 2.34m (7'8") x 2.03m (6'8")

Having matching wall and base units with worktop over, 1½ bowl stainless steel inset sink with mixer tap, integrated electric oven and grill, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, tiled splashbacks and door providing access to the:

Utility Area/Sun Room: 2.06m (6'9") x 2.01m (6'7")

Having space for fridge freezer, base units to match the kitchen and rear entrance door.

Stairs from the hall provide access to the First Floor Landing having access to the fully boarded and insulated loft, smoke alarm and radiator.

Bedroom 1: 3.56m (11'8") x 3.56m (11'8")

Having original feature fireplace and radiator.

Bedroom 2: 3.68m (12'1") x 3.38m (11'1") max

Having built-in store cupboard, picture rail and radiator.

Bedroom 3: 3.56m (11'8") x 2.18m (7'2")

Having radiator.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with mixer tap and store cupboard below, 'P' shaped bath with mixer tap and mains fed shower over with rainfall shower attachment, tiled splashbacks, airing cupboard housing the combination boiler and chrome towel radiator.



Lounge



Dining Room



Kitchen



Utility Area/Sun Room



Bedroom 1

Outside

The front garden is partially enclosed by a dwarf brick wall and laid to block paving for ease of maintenance. A path provides access to the **Rear Garden** with a good sized patio area and lawn area, fully enclosed by timber fencing, and an outside light and cold water tap are fitted. There are three outbuildings as follows:-

Store 1 - Having light and power points.

Store 2: Currently used as a Laundry Room having space and plumbing for a washing machine.

Store 3 - Providing storage.

Agents Note: There is a pedestrian right of way for the neighbouring property in the rear garden.

Council Tax Band A.



TOTAL FLOOR AREA - 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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



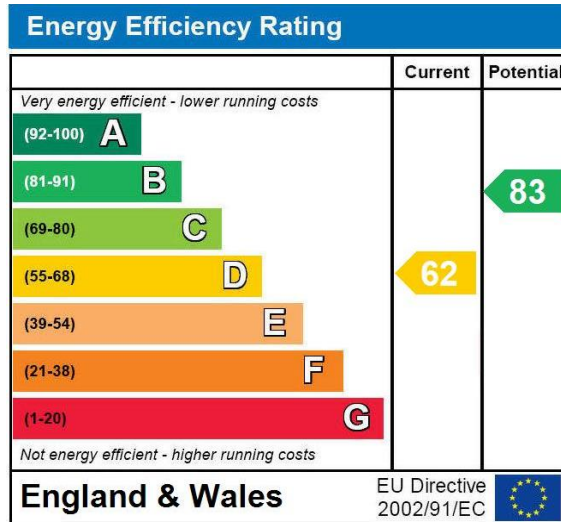
Bedroom 3



Bathroom



Rear Garden



Agent's 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 02/04/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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