

***HERMES WAY,
SLEAFORD, NG34 7WH***



£280,000

With the advantage of No Forward Chain and located in this particularly sought after residential area just off Grantham Road, a Four Bedroom Detached House with Ample Parking to the front and a good sized and private rear garden. The property benefits from Gas Central Heating and Double Glazing and has had the garage converted to form an extra Study which also provides a further extension to the Dining Kitchen. The full accommodation comprises Entrance Hall, Dining Room, Dining Kitchen, Utility Room, Study, Cloakroom, Four Good Sized Bedrooms, En-Suite and Family Bathroom. There are built-in wardrobes to two bedrooms and to appreciate the location, early viewing of this property is highly 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:

Travelling from our office, follow the one way system past the Market Place turning right into Carre Street and bearing right towards the Handley Monument. Filter left and after the level crossing turn right and continue into Grantham Road. Take the fifth turning on the right into Clayhill Road and Hermes Way is the third turning on the left hand side. The property is located on the right as indicated by our 'For Sale' board.

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

Cloakroom:

Having low level w.c, corner hand washbasin, radiator and tiled splashbacks.

Lounge: 4.32m (14'2") x 3.20m (10'6")

Having bay window, open fireplace, radiator and double opening doors providing access to the

Dining Room: 2.90m (9'6") x 2.67m (8'9")

Having double radiator and French doors to the garden.

Utility Room: 1.96m (6'5") x 1.63m (5'4") max

Having rear entrance door, wall mounted boiler, inset sink, worktop, base unit, tiled splashbacks and plumbing for washing machine.

Dining Kitchen: 4.11m (13'6") narrowing to 3.30m (10'10") x 2.67m (8'9") extending to 3.86m (12'8")

Having wall and base units, worktop, inset gas hob, cooker hood, built-in oven, 1½ bowl inset single drainer sink with monobloc tap, tiled splashbacks, radiator and plumbing for dishwasher. An arch provides access to the **Further Kitchen Extension 2.67m (8'9") x 3.86m (12'8")** which could be used as a further dining area and also provides access to the:

Study/Office: 3.58m (11'9") x 2.44m (8'0")

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

Bedroom 1: 3.40m (11'2") x 2.90m (9'6") extending to 4.04m (13'3")

Having two built-in double wardrobes and radiator.

En-Suite:

Having separate mains fed shower, pedestal hand washbasin, low level w.c, radiator, tiled splashbacks, extractor fan and shaver point.



Cloakroom



Lounge



Dining Room



Dining Kitchen



Further Aspect

Bedroom 2: 3.66m (12'0") x 2.72m (8'11") max
 Having built-in double wardrobe, radiator and storage cupboard.

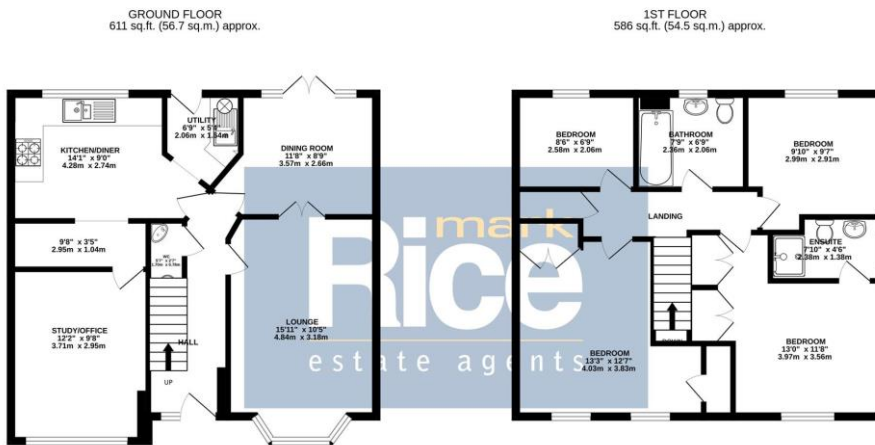
Bedroom 3: 3.12m (10'3") x 2.74m (9'0")
 Having radiator.

Bedroom 4: 2.59m (8'6") x 2.06m (6'9")
 Having radiator.

Bathroom:
 Having bath with mixer tap and shower attachment, low level w.c, pedestal hand washbasin, radiator, tiled splashbacks and shaver point.

Outside:
 The front garden is gravelled for ease of maintenance with a double width drive providing **Parking**. A side gate provides access to the **Fully Enclosed Rear Garden** with lawn, patio, borders and a cold water tap is fitted.

Council Tax Band C



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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 1



En-Suite



Bedroom 2



Bedroom 3



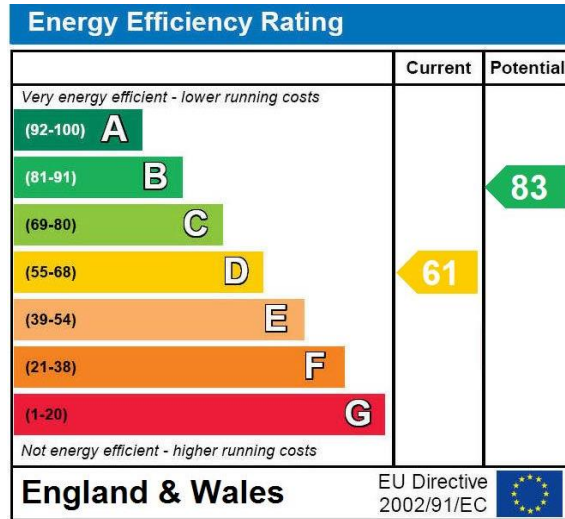
Bedroom 4



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 04/04/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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