

***COVEL ROAD,  
SLEAFORD, NG34 8BP***



***Fixed Price £375,000***

*A spacious and well presented Five Bedroom Detached Family Home offering living accommodation of approximately 1700 sq ft with a Detached Double Garage, Ample Parking and Fully Enclosed Rear Garden. The property is located to the North of the town, offering ease of access to the Holdingham roundabout whilst being within walking distance of the Lincoln Road parade of shops. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Entrance Hall, Study, Lounge, Cloakroom, Large Living Kitchen, Five Double Bedrooms with Dressing Area and En-Suite to the master bedroom and Two Bathrooms. Outside there is Ample Parking to the front of the Double Garage with an electric car charging point, whilst the rear garden is designed with ease of maintenance in mind and is particularly private. To fully appreciate the superb setting of this property and its condition, early viewing 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:**

Travelling North from our office, proceed past the Tesco traffic lights and continue over Galley Hill Bridge into Lincoln Road. Take the fourth turning on the left into Stokes Drive and take the first turning on the right into Covell Road. Follow the road as it bears to the left where the property is located on the left hand side as indicated by our 'For Sale' board.

A covered storm porch and composite entrance door provide access to the Entrance Hall having smoke alarm, store cupboard, tiled floor with under floor heating, coved ceiling and radiator.

**Cloakroom:**

Having close coupled w.c, vanity hand washbasin with waterfall effect mixer tap, tiled floor, underfloor heating, radiator and extractor fan.

**Study: 3.17m (10'5") x 2.49m (8'2")**

Having bay window with shutter blinds, coved ceiling and radiator.

**Lounge: 3.12m (10'3") x 3.15m (10'4")**

Having bay window with shutter blinds, coved ceiling and radiator.

**Living Kitchen: 7.85m (25'9") x 5.41m (17'9") max**

Having base units with worktop over, integrated Neff electric oven and grill, inset induction hob with stainless steel cooker hood over, 1½ bowl single drainer inset sink with mixer tap, integrated dishwasher, space for American fridge freezer, pan drawers, space and plumbing for washing machine, concealed wall mounted central heating boiler, tiled splashbacks, ceiling downlighters, tiled floor with underfloor heating and composite rear entrance door.

**Living/Dining Area:**

Having multi fuel stove with tiled hearth, bi-fold doors to the rear garden, ceiling downlighters, coved ceiling and tiled floor with under floor heating.

Stairs from the entrance hall provide access to the **First Floor Landing** having airing cupboard, understairs store cupboard, coved ceiling and smoke alarm.

**Bedroom 1: 4.19m (13'9") x 3.20m (10'6")**

Having built-in double wardrobe, coved ceiling, radiator and an arch leading to the **Dressing Area** having over stairs store cupboard.

**En-Suite:**

Being fully tiled and having close coupled w.c, vanity hand washbasin with waterfall effect mixer tap, corner shower cubicle with mains fed shower, ceiling downlighters, underfloor heating, chrome towel radiator and

**Study****Lounge****Living Kitchen****Further Aspect****Living/Dining Room**



extractor fan.

**Bedroom 4: 4.27m (14'0") x 4.09m (13'5") max**  
Having coved ceiling and radiator.

**Bedroom 5: 3.51m (11'6") x 2.64m (8'8") max**  
Having coved ceiling and radiator.

**Bathroom:**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over, extractor fan, coved ceiling and radiator.

Stairs from the landing provide access to the **Second Floor Landing** having sky light and smoke alarm.

**Bedroom 2: 5.13m (16'10") x 3.25m (10'8")**  
Having loft access and radiator.

**Bedroom 3: 5.13m (16'10") x 2.54m (8'4")**  
Having radiator.

**Bathroom:**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with mains fed shower, extractor fan and radiator.

**Outside:**

A gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Detached Double Garage 5.66m (18'7") x 5.21m (17'1")**, having dual manual up and over doors, electric car charging point, loft storage, power and lighting and personal door to the rear garden. The remainder of the front is laid to decorative gravel for ease of maintenance, with a further side lawned area partially enclosed by hedging. A timber gate provides access to the **Rear Garden** which is laid mostly to lawn and fully enclosed by a brick wall and timber fencing, with a large patio area off the bi-fold doors, a hardstanding base for a shed and a 13 amp double power point is installed.

Council Tax Band E.



**Further Aspect**



**Bedroom 1**



**En-Suite**



**Bedroom 4**



**Bedroom 5**



**Bathroom**



**Bedroom 2**



**Bathroom (2<sup>nd</sup> floor)**



**Rear Garden**



**Further Aspect**

GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.

1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

*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 29/04/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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