

***NEWSTEAD STREET,
SLEAFORD, NG34 6AQ***



£230,000

A Spacious and Superbly presented Three Double Bedroom Semi-Detached House located within this new development and being only 3 years old. The property offers good sized accommodation benefitting from Gas Central Heating and Double Glazing, and comprises Entrance Hall, Cloakroom, 22'7" Dining Kitchen with a range of integrated appliances, Lounge, Thee Double Bedrooms with En-Suite to the master, and Family Bathroom. Outside a drive providing Off Road Parking, leading to the Integral Garage, and Fully Enclosed Rear Garden which is a good size. This home is well situated and maintained and to fully appreciate what is available, viewing is strongly recommended.

Location:

Quarrington is a village on the outskirts of Sleaford which is an expanding Market Town with amenities to cater for most day to day needs and facilities including schools, swimming pool and leisure centre, 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 turn right and follow the one way system past the Market Place, turning right into Carre Street and filter right into Boston Road. Filter left and continue past the Handley Monument and proceed over the level crossing. Turn right into Grantham Road and filter left into London Road. Take the third turning on the left into Sandringham Way and take the second turning on the left into Newstead Street where the property is located on the left hand side.

Double glazed composite door provides access to the entrance hall having store cupboard housing the combination central heating boiler, smoke alarm, and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, extractor fan, and radiator.

Kitchen Diner: 2.82m (9'3") x 6.88m (22'7")

Having a range of matching wall and base units with worktop over, 1 1/2 bowl stainless steel inset drainer sink with mixer tap, double eye level electric oven, inset induction hob with stainless steel cooker hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, ceiling downlighters, smoke alarm, radiator, French doors to rear garden, and arch to lounge.

Lounge: 4.09m (13'5") x 3.07m (10'1")

Having understairs store cupboard, and radiator.

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access, smoke alarm, and radiator.

Bedroom 1: 3.81m (12'6") x 3.23m (10'7")

Having radiator.

En-suite

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with electric shower, ceiling downlighters, extractor fan, and chrome towel radiator.

Bedroom 2: 3.07m (10'1") x 4.11m (13'6")

Having radiator.

Bedroom 3: 3.10m (10'2") x 3.96m (13'0")

Having radiator.



Kitchen Diner



Further Aspect



Dining Area



Lounge



Bedroom 1

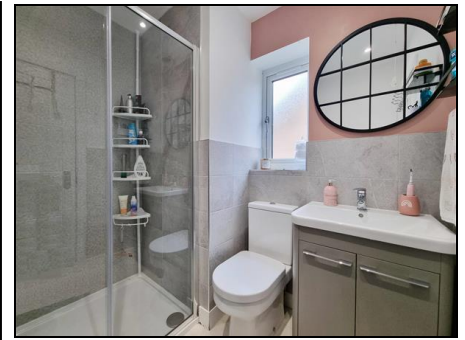
Bathroom:

Being 1/2 tiled and having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower attachment over, airing cupboard, ceiling downlighters, extractor fan, and chrome towel radiator.

Outside:

A block paved tandem drive provides off road parking and approaches the Integral Garage 2.92m (9'7") x 4.95m (16'3") having manual up and over door, power points, and lighting. The front gardens are laid to lawn and decorative slate for ease of maintenance. A timber gate provides access to the rear garden which is laid mostly to lawn with a good sized patio area, further patio area to the rear, well stocked decorative borders which are enclosed by railway sleepers for ease of maintenance, and all enclosed by timber fencing.

Council Tax Band: B - North Kesteven District Council



Ensuite



Bedroom 2



Bedroom 3



Bathroom

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

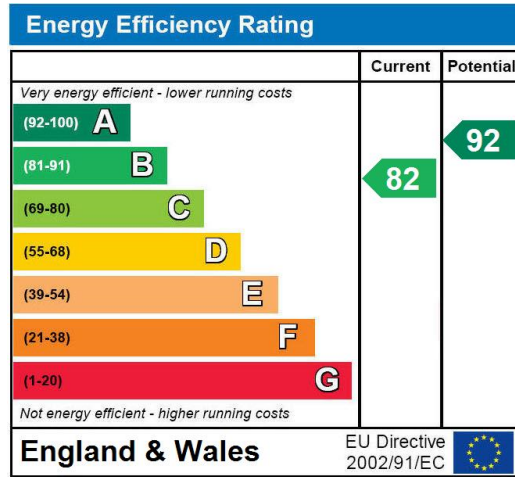


TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

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 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 condition or efficiency can be given.
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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 08/05/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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