

***NORTH PARADE,
SLEAFORD, NG34 8AL***



£230,000

An immaculate Three Bedroom Semi Detached House, located in one of the most popular residential areas to the North of the town with Larger Than Average and Fully Landscaped Rear Garden, Re-Fitted Bathroom and Ample Parking. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Lounge Diner, Kitchen, Three Good Sized Bedrooms with built in wardrobes to the master bedroom, and Family Bathroom. Outside the driveway has been extended to replace the front garden for ease of maintenance and provide Ample Parking, whilst the rear garden is a particular feature of this home with a large patio and is particularly private as is not overlooked. To appreciate everything this superb home has to offer, 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:

From our offices, head North via Northgate, past the Tesco traffic lights and proceed over Galley Hill Bridge. Turn left into North Parade and turn right where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having under stairs cupboard and radiator.

Lounge Diner: 6.38m (20'11") x 3.86m (12'8") narrowing to 3.51m (11'6")

Having bay window, two radiators, French doors to the rear garden and concealed media centre.

Kitchen: 3.66m (12'0") x 2.13m (7'0")

Having an extensive range of matching wall and base units with worktop over, 1½ bowl single drainer sink with monobloc tap with water filter, integrated dishwasher and fridge, cooker hood, induction hob, built-in oven, microwave, space and plumbing for washing machine, tiled splashbacks, double glazed rear entrance door, double radiator and tiled floor.

Stairs from the hall provide access to the **First Floor Landing** having loft access and coved ceiling.

Bedroom 1: 3.84m (12'7") x 3.56m (11'8")

Having bay window, three double built-in wardrobes with storage units, coved ceiling and radiator.

Bedroom 2: 3.53m (11'7") x 3.07m (10'1")

Having coved ceiling and radiator.

Bedroom 3: 2.16m (7'1") x 2.08m (6'10")

Having coved ceiling and radiator.

Bathroom:

Replaced in 2023 and being fully tiled and having close coupled w.c. vanity hand washbasin with mixer tap, base units with quartz worktop over, panelled bath with mixer tap and mains fed shower over, towel radiator.

Outside:

The front garden has been fully gravelled to provide **Ample Off Road Parking** with an outside light and 13 amp power point installed. A timber gate provides access to the **Rear Garden** which has been fully landscaped by the current owner and has a good size lawn area, large patio with external power point for a hot tub, cold water tap, Workshop with power, timber shed, decked area to the rear and further large decked entertainment area with plinth LED lighting and LED wall light points.



Lounge



Dining Room



Kitchen

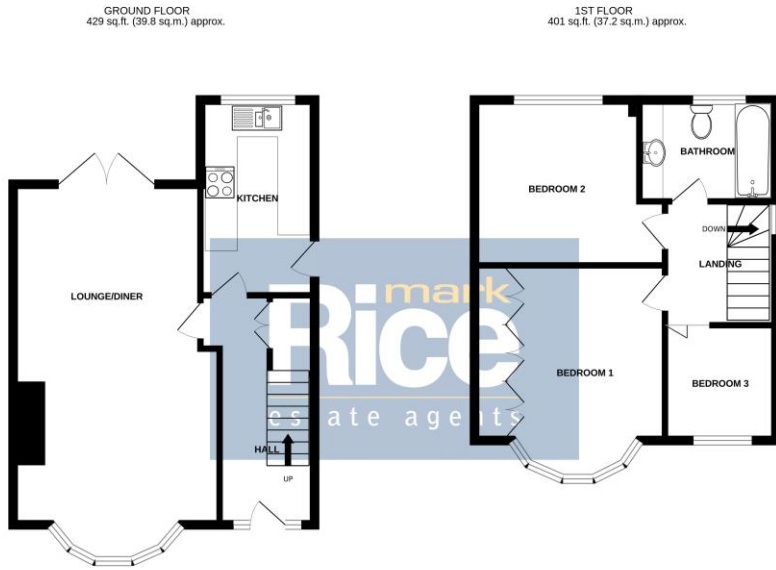


Bedroom 1



Bedroom 2

Council Tax Band B.



TOTAL FLOOR AREA: 830 sq. ft. (77.1 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
 Made with Homage 10/2/24



Bedroom 3



Bathroom



Garden Photos

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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