

***MEADOWFIELD,  
SLEAFORD, NG34 7AZ***



***£210,000***

***Located in this small cul-de-sac setting in one of the town's most popular residential areas and convenient for the town centre, a well presented Three Bedroom Semi Detached House offering good sized accommodation together with a large and particularly private rear garden. The property has full accommodation comprising Entrance Hall, Lounge, Dining Kitchen, Ground Floor Cloakroom, Three Bedrooms and Bathroom. Outside there is a generous front garden with Ample Parking approaching the Attached Garage and the rear garden needs to be viewed to be appreciated. The property further benefits from Gas Central Heating, Double Glazing, Cavity Wall Insulation and Solar Panels and viewing 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:**

From our office head North via Northgate, past the Tesco traffic lights and turn left into The Drove. Turn right into Meadowfield and turn right again into the cu-de-sac and the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Hall having laminate floor and radiator.

**Cloakroom**

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

**Lounge: 5.64m (18'6") x 3.38m (11'1")**

Having dual aspect windows to front and rear, living flame effect gas fire set within wall, laminate floor, double radiator and coved ceiling.

**Dining Kitchen: 4.22m (13'10") x 3.89m (12'9")**

Having wall and base units, 1½ bowl single drainer inset sink with monobloc tap, wall mounted boiler inset gas hob, built-in oven, cooker hood, tiled splashbacks, double glazed rear entrance door, two built-in store cupboards and plinth lighting, double radiator, walk-in pantry with power socket and shelving.

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

**Bedroom 1: 3.73m (12'3") x 3.35m (11'0")**

Having radiator.

**Bedroom 2: 3.33m (10'11") x 2.82m (9'3")**

Having radiator.

**Bedroom 3: 3.38m (11'1") x 1.90m (6'3")**

Having radiator and fitted vertical blind

**Bathroom:**

Having 'P' shaped shower bath with screen, pedestal hand washbasin with mixer tap, low level w.c, tiled splashbacks and radiator.

**Outside:**

The front garden is laid mostly to lawn with borders, and a drive approaches the **Attached Garage** having up and over door, light and power points, plumbing for washing machine and side personal door. The **Rear Garden** is mainly laid to lawn with well stocked borders with a patio adjacent to the property, with a further second patio to the rear boundary.



**Cloakroom**



**Lounge**



**Further Aspect**



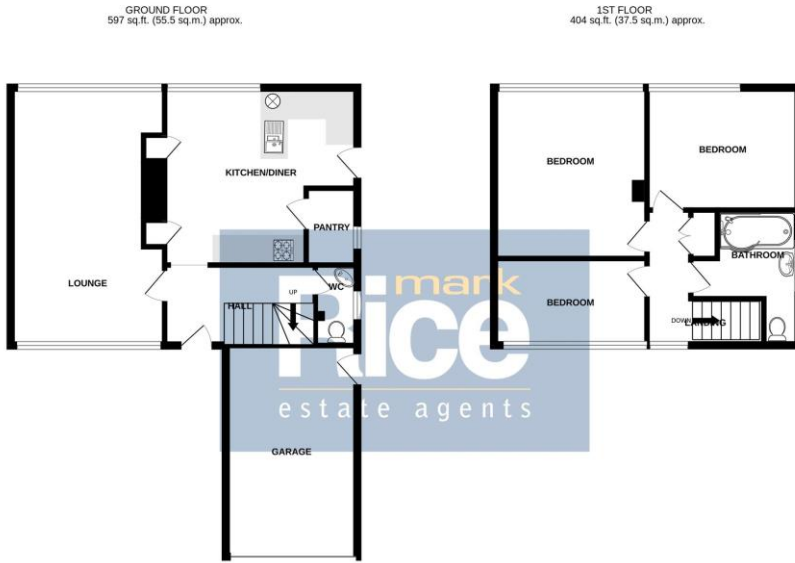
**Dining Kitchen**



**Further Aspect**



Council Tax Band B.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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 approximations 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*



*Bedroom 2*



*Bedroom 3*



*Bathroom*



*Rear Garden*



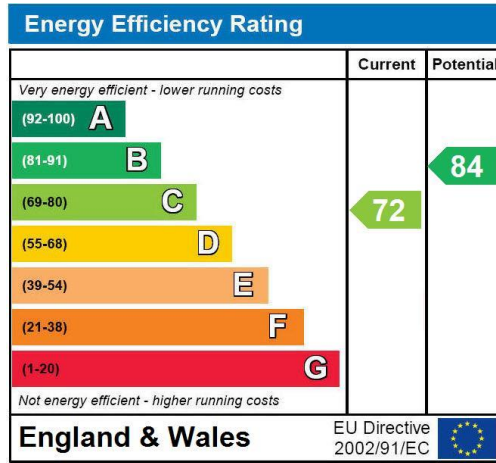
*Further Aspect*



*Further Garden Aspect*



*View To Rear*



*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 22/5/24*

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