

***DISCOVERY CLOSE,
SLEAFORD, NG34 7XN***



£210,000

Located within this popular residential area, is this well presented Three Bedroom Terraced House with a part converted garage to now provide a Dining Kitchen and also offering Off Road Parking. The property has been well maintained by the current owners and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Lounge, Dining Area, Dining Kitchen, Utility Room, Cloakroom, Three Bedrooms and Family Bathroom. The Rear Garden is South facing, fully enclosed and particularly private.

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.

Directins:

From our office, head South and turn right into Westgate and follow the road as it leads into Castle Causeway. Continue over the railway crossing into King Edward Street and take the first turning on the right into Rookery Avenue. Take the final turning on the right into Sheldrake Road and turn left into Victory Way. Turn right into Discovery Close and follow the road as it bears to the left and 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 smoke alarm, coved ceiling and radiator.

Lounge: 4.37m (14'4") x 3.89m (12'9") max

Having feature electric fire with surround, coved ceiling, understairs store cupboard, radiator and an arch providing access to the Dining Area.

Dining Area: 2.39m (7'10") x 2.26m (7'5")

Having bay window, coved ceiling and radiator.

Kitchen Diner: 4.32m (14'2") x 2.46m (8'1")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, single inset electric oven, inset four ring gas hob with matching unit cooker hood over, tiled splashbacks, concealed wall mounted boiler, rear entrance door, loft access and coved ceiling. An arch provides access to the:

Dining Area: 2.36m (7'9") x 1.78m (5'10")

Having coved ceiling and radiator.

Utility Room: 1.57m (5'2") x 1.42m (4'8")

Having space and plumbing for washing machine with worktop over, space for fridge freezer, wall unit, coved ceiling and radiator.

Cloakroom:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, coved ceiling and radiator.

Store Area: 2.72m (8'11") x 1.35m (4'5")

Having an up and over door and power and lighting.

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

Bedroom 1: 3.23m (10'7") x 2.95m (9'8")

Having coved ceiling and dressing area with two double built-in wardrobes with sliding mirror doors.



Lounge



Further Aspect



Kitchen



Dining Area



Bedroom 1

En-Suite:

Having close coupled w.c, pedestal hand washbasin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, tiled floor, coved ceiling, extractor fan and radiator.

Bedroom 2: 2.90m (9'6") x 2.36m (7'9")

Having coved ceiling and radiator.

Bedroom 3: 2.97m (9'9") x 1.96m (6'5") max

Having built-in double wardrobe and radiator.

Bathroom:

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and shower attachment, extractor fan and radiator.

Outside:

A tarmac drive provides **Off Road Parking** and approaches the Store Area with a path leading to the front door. The remainder of the front garden is laid to lawn with a gravelled area and a well stocked border. The Rear Garden has a good sized patio and raised lawn area, all enclosed by mature shrubs and hedging with well stocked borders. A rear gate provides access to a shared path. An outside light and cold water tap are fitted.

Council Tax Band B.



En-Suite



Bedroom 2



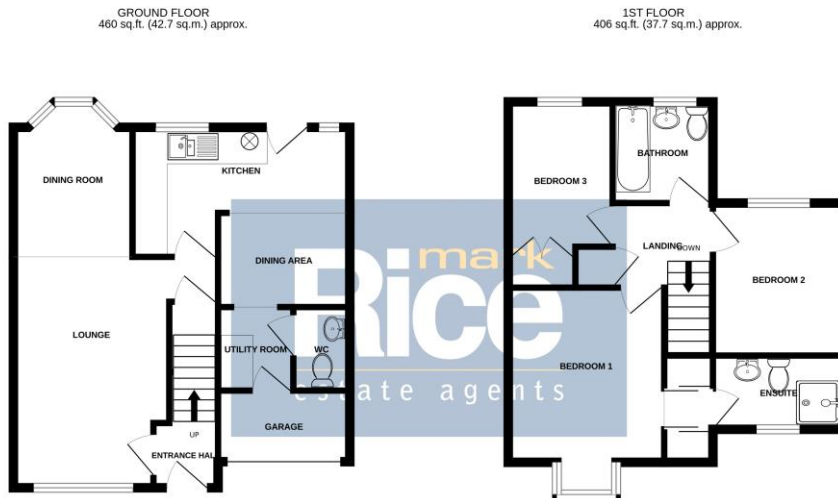
Bathroom



Rear Garden



Further Aspect



TOTAL FLOOR AREA: 866 sq.ft. (80.5 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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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 04/06/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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