

**YORK ROAD,  
SLEAFORD, NG34 8UA**



***New Price* £205,000**

*With the advantage of No Forward Chain and located within this popular residential area to the North of the town, yet within easy walking distance of amenities, a well presented Three Bedroom Detached House with Ample Parking and Garage. The property is set within good size gardens and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 20'8 Lounge Diner, Re-fitted Shower Room, Kitchen, Ground Floor Bedroom/Study, Two First Floor Bedrooms and Separate Cloakroom.*

*Outside, there is a low maintenance garden to the front with Ample Parking and the drive approaches the Garage. The Fully Enclosed Rear Garden is a particularly good size and has a large sun trap patio and early 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 past the Tesco traffic lights and over the Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and the property is located on the left hand side.

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A double glazed entrance door with side screen provide access to the **Entrance Hall** having radiator.

**Lounge Diner: 6.30m (20'8") x 3.15m (10'4")**

Having two radiators living flame effect gas fire with surround and two large picture windows.

**Kitchen: 2.84m (9'4") x 2.36m (7'9") extending to 3.78m (12'5")**

Having wall and base units with worktop over, wall mounted boiler, tiled splashbacks, inset sink with monobloc tap, double glazed rear entrance door, pantry and gas point for cooker.

**Shower Room:**

Having separate shower cubicle with electric unit, vanity hand washbasin with mixer tap, low level w.c, and radiator.

**Bedroom 3/Study: 2.87m (9'5") x 2.77m (9'1")**

Having radiator.

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

**Bedroom 1: 4.04m (13'3") x 3.10m (10'2")**

Having radiator and storage cupboard.

**Bedroom 2: 4.01m (13'2") x 3.05m (10'0")**

Having radiator.

**Cloakroom:**

Having low level w.c, and vanity hand washbasin with mixer tap.

**Rear Garden:**

The garden to the front of the property is gravelled for ease of maintenance, and a drive to the front and side provides **Ample Parking** and approaches the **Detached Garage** having up and over door. The **Rear Garden** has low maintenance borders, lawn and a full length patio adjacent to the property.

Council Tax Band B.



**Entrance Hall**



**Lounge Diner**



**Kitchen**



**Shower Room**



**Bedroom 3/Study**



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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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*Bedroom 1*



*Bedroom 2*



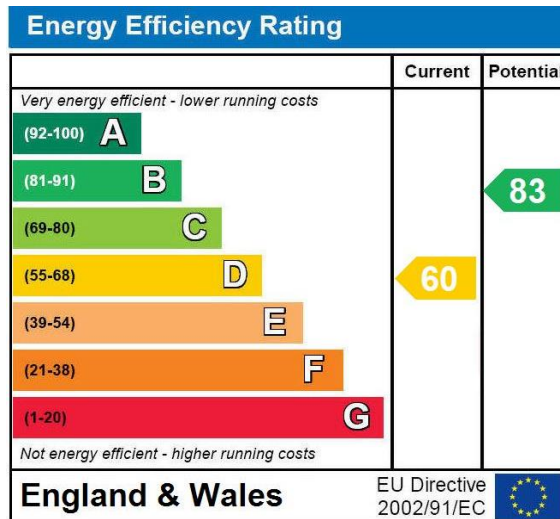
*First Floor Cloakroom*



*Rear Garden*



*Further Garden Aspect*



*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.*

2003:

*Reference 17/07/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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