

***OAK ROAD,  
SLEAFORD, NG34 7UF***



***New Price £225,000***

***Located in one of the town's most popular residential areas off London Road and within walking distance of the town centre and its amenities, a larger than average Three Bedroom Semi Detached House with a Conservatory and Integral Garage. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Ground Floor Cloakroom, 21'6 Lounge Diner, Kitchen Conservatory, Three Good Sized Bedrooms and Shower Room. The Rear Garden is South West Facing and fully enclosed.***

**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 follow the one way system past the Market Place turning right into Carre Street and bearing right again towards the Handley Monument. Filter left and after the level crossings turn right and filter left into London Road. Take the second turning on the left into Oak Road 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 Hall having radiator.

**Lounge: 6.53m (21'5") x 4.39m (14'5") narrowing to 3.33m (10'11")**  
Having gas fire with surround and two double radiators. Patio doors provide access to the:

**Conservatory: 3.12m (10'3") x 2.26m (7'5")**

Being of brick and uPVC construction with French doors to the rear garden.

**Kitchen: 3.66m (12'0") x 2.31m (7'7")**

Having wall and base units with worktop over, tiled splashbacks, 1½ bowl single drainer inset sink with monobloc tap, cooker hood, double radiator, plumbing for automatic washing machine, rear entrance door and coved ceiling.

Stairs provide access to the **First Floor Landing** having airing cupboard housing the combination boiler and loft access.

**Bedroom 1: 4.06m (13'4") x 3.45m (11'4")**

Having radiator and built-in double wardrobe.

**Bedroom 2: 3.68m (12'1") x 2.62m (8'7")**

Having radiator and coved ceiling.

**Bedroom 3: 2.90m (9'6") x 2.39m (7'10")**

Having radiator and built in wardrobe cupboard.

**Shower Room:**

Having separate shower with mains fed unit, low level w.c, pedestal hand washbasin with mixer tap, tiled splashbacks, radiator and extractor fan.

**Outside:**

The garden to the front of the property is gravelled for ease of maintenance and a tarmac drive approaches the **Integral Garage 5.18m (17'0") x 2.31m (7'7")** having up and over door. The **Rear Garden** is enclosed and has a patio, lawn, borders, Garden Shed and a cold water tap is fitted.

Council Tax Band B.



**Lounge**



**Conservatory**



**Kitchen**

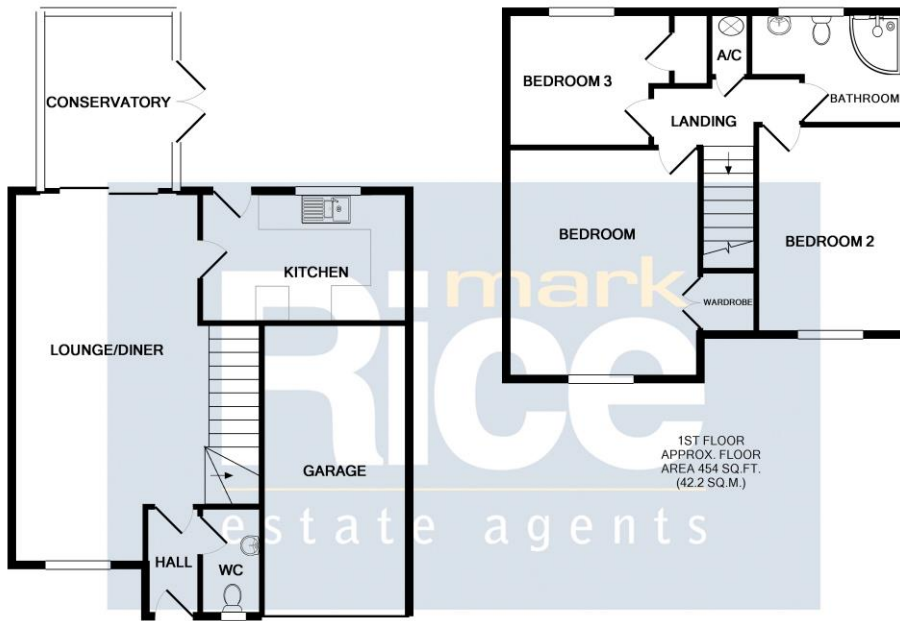


**Bedroom 1**



**Bedroom 2**





GROUND FLOOR  
APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 3**



**Bathroom**



**Rear Garden**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 17/08/2024*

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