

***ANCASTER DRIVE,  
SLEAFORD, NG34 7LY***



***New Price £330,000***

***An individually designed and much larger than average Three Bedroom Detached Bungalow, situated on this generous corner plot and offered to the market with No Forward Chain. The property is located in a highly desirable residential area within walking distance of the town centre and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Three Double Bedrooms and Shower Room. Outside a larger than average driveway provides Ample Parking which leads to the Car Port and the Large Detached Garage with Workshop. The property has wrap around gardens which provide a high degree of privacy, and to fully appreciate the spacious accommodation available together with its superb setting, 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 South and take the first turning on the right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. At the 'T' junction, turn right into Grantham Road and take the second turning on the left into Ancaster Drive. The property is located on the left hand side, on the corner of Hervey Road and Ancaster Drive.

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A storm porch leads to the front entrance door which provides access to the **Entrance Hall** having wall light point and radiator.

**Cloakroom:**

Having close coupled w.c, vanity hand washbasin with pillar taps, tiled splashbacks, airing cupboard and radiator.

**Lounge: 5.92m (19'5") x 5.05m (16'7") max**

Having electric fire with feature stone surround, two wall light points, coved ceiling, smoke alarm and two radiators. An arch provides access to the:

**Dining Room: 3.15m (10'4") x 3.07m (10'1")**

Having sliding patio doors to the side garden, coved ceiling and radiator.

**Kitchen: 4.19m (13'9") x 2.67m (8'9")**

Having a range of matching wall and base units with worktop over, larger double drainer inset sink, space for fridge, integrated electric oven, four ring gas hob and rear entrance door.

**Utility Room: 2.67m (8'9") x 1.45m (4'9")**

Having wall mounted Ideal condensing boiler, base unit with worktop, single drainer inset sink with pillar taps, tiled splashbacks, rear entrance door and radiator.

**Inner Hall:**

Having smoke alarm, wall light point and radiator.

**Bedroom 1: 4.17m (13'8") x 3.58m (11'9")**

Having three double built-in wardrobes, vanity unit and radiator.

**Bedroom 2: 3.58m (11'9") x 3.56m (11'8")**

Having radiator.

**Bedroom 3: 2.95m (9'8") x 2.59m (8'6")**

Having radiator.

**Shower Room:**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, walk-in shower cubicle with mains fed rainfall shower, large airing cupboard and radiator.



**Lounge**



**Further Aspect**



**Dining Room**



**Kitchen**



**Bedroom 1**



**Outside:**

A large tarmac drive provides **Ample Off Road Parking (for at least four vehicles) and Carport**, and approaches the **Detached Garage 3.91m (12'10") x 5.51m (18'1")** having electric roller door, loft storage, work bench, power, lighting and personal door to the rear garden. The gardens fully wrap around the property, all of which are enclosed by mature hedging, and are laid predominantly to gravel and concrete with a number of further mature shrubs. To the rear there is a further **Porch area with loft access, large gravelled area, lawn area, further patio area, Summer House, Timber Workshop and Greenhouse**. A number of outside lights and a cold water tap are fitted.

Council Tax Band D.

GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 2**



**Bedroom 3**



**Shower Room**



**Rear Garden**



**Front Garden**



**Garage Drive**



**Driveway**

*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 02/09/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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