

DRAFT

**STEPHENS WAY,
SLEAFORD, NG34 7JN**



£375,000

A spacious and well presented Four Bedroom Detached House offering good sized living accommodation of approximately 1700 sq ft and offered to the market with No Forward Chain. The property is located in this popular residential area close to the recreation ground on Boston Road and is within walking distance of the town centre. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Kitchen open to the Dining Area, Sun Room with wood burner, Utility Room, Ground Floor Shower Room, Four Bedrooms with En-Suite to the master, Family Bathroom and Double Garage. To the front there is Ample Parking, and the Rear Garden is fully enclosed and particularly private as not overlooked. To fully appreciate this spacious and well maintained property, 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 follow the one way system past the Market Place, turning right into Carre Street and filter left into Boston Road. Take the second turning on the right into Russell Crescent and take the third turning on the right into Stephens Way. Continue towards the end of the road and the property is located on the left hand side down a shared block paved drive.

A covered storm porch leads to the front entrance door which provides access to the Entrance Hall having a quarry tiled floor, understairs storage cupboard, coved ceiling, smoke alarm and radiator.

Lounge: 4.72m (15'6") x 3.17m (10'5")

Having a feature open fire with surround, coved ceiling and radiator.

Kitchen: 4.39m (14'5") x 3.28m (10'9")

Having a range of matching wall and base units with worktop over, 1½ bowl ceramic inset sink with mixer tap, double eye level electric oven, inset four ring induction hob with cooker hood over, built-in dishwasher, space for fridge freezer, tiled splashbacks, coved ceiling, ceiling downlighters and leading to the:

Dining Area: 3.23m (10'7") x 3.17m (10'5")

Having coved ceiling, radiator and glazed doors providing access to the:

Sun Room: 3.45m (11'4") x 3.00m (9'10")

Having tiled floor, wood burner and French doors providing access to the rear garden.

Utility Room: 3.28m (10'9") x 2.46m (8'1") max

Having matching wall and base units with worktop over single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble drier, tiled splashbacks, wall mounted central heating boiler, extractor fan, personal door to the garage, tiled floor and rear entrance door.

Ground Floor Shower Room:

Being fully tiled and having close coupled w.c, floating corner hand washbasin with mixer tap, electric shower unit, ceiling downlighters, coved ceiling, chrome towel radiator and extractor fan.

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

Bedroom 1: 3.40m (11'2") x 3.17m (10'5")

Having built-in double wardrobe, coved ceiling and radiator.



Lounge



Kitchen



Further Aspect



Dining Area



Sun Room

En-Suite:

Being three quarter tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle with mains fed rainfall shower, coved ceiling, shaver point, extractor fan and radiator.

Bedroom 2: 4.14m (13'7") x 3.15m (10'4")

Having built-in double wardrobe, further over stairs store cupboard, coved ceiling and radiator.

Bedroom 3: 5.11m (16'9") x 2.49m (8'2")

Having radiator.

Bedroom 4: 3.48m (11'5") x 2.51m (8'3")

Having coved ceiling and radiator.

Bathroom: 2.77m (9'1") x 2.34m (7'8")

Having close coupled w.c, pedestal hand washbasin with pillar taps, free standing claw foot bath with Victorian style mixer tap and shower attachment, decorative panelling, coved ceiling, ceiling downlighters, extractor fan and Victorian style radiator.

Outside:

A block paved drive provides Off Road Parking and approaches the Double Garage 5.38m (17'8") x 4.93m (16'2") having two individual manual up and over doors, light and power points and radiator. The front garden is laid to gravel to provide further parking, with decorative and well stocked borders. A timber gate provides access to the South Facing Rear Garden with lawn area, large block paved patio, further patio area, fully insulated Summer House with power which could be used as a home office, log store, a variety of well stocked borders and mature trees, all of which are enclosed by timber fencing. An outside light and cold water tap are fitted.

Council Tax Band D.



Shower Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



TOTAL FLOOR AREA: 1671 sq.ft. (155.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained herein, 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 is given to their operability or efficiency can be given.
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Bedroom 4



Bathroom



Rear Garden



Further Garden Aspect



Summer House

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 12/09/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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