

***CANTERBURY DRIVE,  
SLEAFORD, NG34 8TN***



**£300,000**

*Located within this popular residential area, convenient for the town centre and amenities, an Extended Four Bedroom Detached House, now providing good sized family accommodation with a particularly large and well designed Kitchen together with a 26'3 Play Room/Office. There is Ample Parking to the front of the property and due to the size of the accommodation, the property would suit either a large family or someone wanting to work from home. The full accommodation includes Entrance Hall, 18' Lounge, Cloakroom, 23'4 x 18' Extended Kitchen with further 26'3 x 8' Play Room/Office off. To the first floor are Four Bedrooms with En-Suite to the master and Family Bathroom. The West facing rear garden is particularly private and sheltered and the property benefits from Gas Central Heating and Double Glazing. To appreciate the size of accommodation on offer, viewing is highly recommended by the selling agent.*

**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 via Northgate and proceed over the Galley Hill Bridge into Lincoln Road. Take the last turning on the right into York Road and turn left into Exeter Drive. At the 'T' junction, turn right and turn left into Canterbury Drive. The property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the **Hall** having radiator and understairs storage cupboard.

**Lounge: 5.49m (18'0") x 3.28m (10'9")**

With further bay window and having two radiators and gas fire set within an Adam style fireplace.

**Cloakroom:**

Being fully tiled and having low level w.c, hand washbasin and radiator.

**Dining Kitchen: 7.11m (23'4") x 5.49m (18'0")**

Comprising Kitchen, Dining and Living areas and having a range of wall and base units with worktop over, single drainer inset sink with monobloc tap, tiled splashbacks, plumbing for dishwasher, two breakfast bar areas, French doors to the garden, single and double radiators, built-in oven, electric hob and cooker hood. An arch provides access to the:

**PlayRoom/Office: 8.00m (26'3") x 2.44m (8'0")**

Having patio doors to the front.

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

**Bedroom 1: 3.43m (11'3") x 3.25m (10'8") max**

Having further bay window and radiator.

**En-Suite:**

Being fully tiled and having corner hand washbasin with mixer tap, low level w.c, separate shower cubicle with mains fed shower, white towel radiator and tiled floor.

**Bedroom 2: 3.25m (10'8") x 2.67m (8'9")**

Having radiator.

**Bedroom 3: 3.25m (10'8") x 1.96m (6'5")**

Having radiator.



**Lounge**



**Dining Kitchen**



**Further Aspect**



**Further Aspect**



**Playroom/Office**



**Bedroom 4: 2.67m (8'9") x 2.26m (7'5") narrowing to 1.93m (6'4")**  
 Having radiator.

**Bathroom:**

Having bath with mixer tap, low level w.c, pedestal hand washbasin with mixer tap, tiled splashbacks and white towel radiator.

**Outside:**

The garden to the front has concrete and tarmac to provide Parking for approximately four vehicles, and the drive continues alongside the property to the Car Port which in turn provides access to the Play Room/Office and entrance door. The Rear Garden is West facing and has a full length patio, lawn and borders.

**Agent's Note:**

There is a hot tub in the garden which may be available to purchase under separate negotiation.

Council Tax Band D.



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Bathroom**

GROUND FLOOR  
 887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR  
 508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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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***Rear Garden***

*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 07/10/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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