

***MAREHAM LANE,  
SLEAFORD, NG34 7FS***



**£215,000**

*A well maintained and extended Three Bedroom Semi Detached House, located in this non estate setting within walking distance of the town centre, and offered to the market with No Forward Chain. The well presented property has a fully enclosed and particularly private rear garden and the extended accommodation now provides a good sized family home. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Kitchen Diner, Further Living Room, Ground Floor Shower Room, Integral Garage, Three Bedrooms and further Shower Room to the first floor. To fully appreciate everything this superb property has to offer, together with it's convenient location, early viewing is 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 South, following the one way system past the Market Place and turn right into Carre Street. Filter right and then left towards the Handley Monument and after the level crossing, turn right into Mareham Lane. 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 **Entrance Hall** having smoke alarm and radiator.

**Lounge: 4.50m (14'9") x 4.47m (14'8") max**

Having a free standing electric fire with surround, under stairs storage area and radiator.

**Kitchen: 4.50m (14'9") x 3.71m (12'2") max**

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, inset single electric oven, inset four ring gas hob with matching unit cooker hood over space and plumbing for washing machine, tiled splashbacks, chrome towel radiator and an arch providing access to the Living Room.

**Living Room: 3.68m (12'1") x 3.45m (11'4")**

Having ceiling downlighters, two radiators, rear entrance door and smoke alarm.

**Shower Room:**

Having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with electric shower and mermaid board splashbacks, extractor fan, chrome towel radiator and ceiling downlighters.

Stairs from the Hall provide access to the First Floor Landing having loft access and smoke alarm.

**Bedroom 1: 3.73m (12'3") x 2.62m (8'7")**

Having built-in double wardrobe and radiator.

**Bedroom 2: 3.73m (12'3") x 1.85m (6'1")**

Having built-in double wardrobe and radiator.

**Bedroom 3: 2.84m (9'4") x 1.70m (5'7")**

Having two double built-in wardrobes and radiator.

**Shower Room:**

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle with electric shower, shaver point, over stairs airing cupboard and chrome towel radiator.



**Lounge**



**Kitchen**



**Further Aspect**



**Living Room**

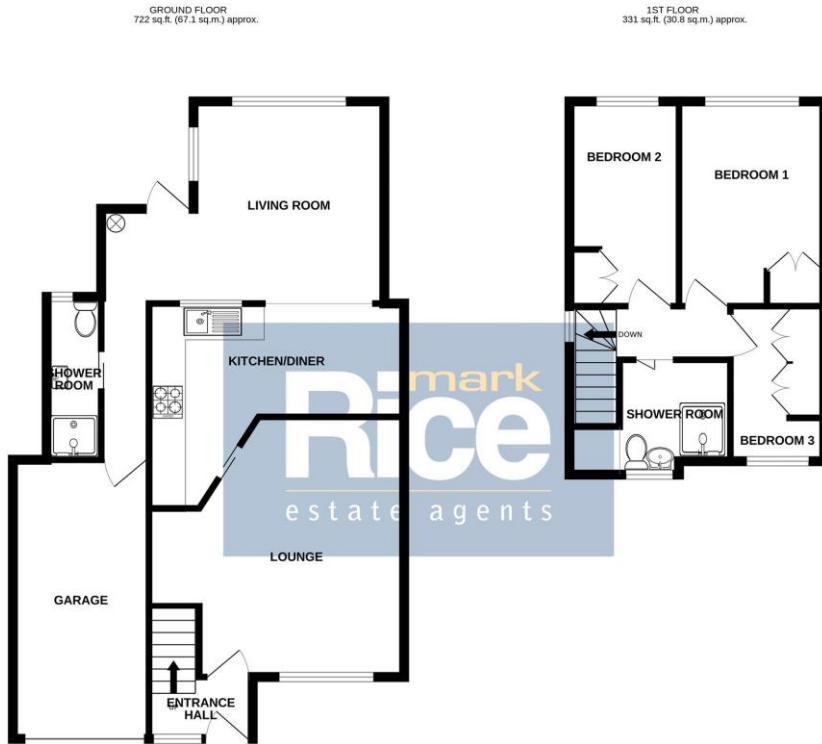


**Further Aspect**

**Outside:**

The resin drive to the front has been extended to provide **Extensive Parking**, and this approaches the **Single Integral Garage 5.08m (16'8") x 2.46m (8'1")** having electric roller door and light and power points. A timber gate provides access to the **Rear Garden** which is West facing and has a lawn area, patio, further gravelled area with timber shed, water butts and well stocked borders, all fully enclosed by timber fencing. A cold water tap and external light are fitted.

Council Tax Band B.



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan 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 taken 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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**Shower Room**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



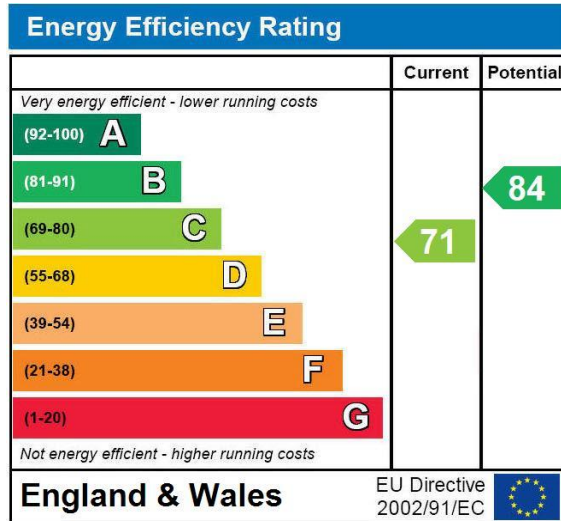
**1st Floor Shower Room**



**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.*

*Reference 09/10/2024*

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