

***FINCH DRIVE,
SLEAFORD, NG34 7US***



New Price £274,000

Located in this popular residential area within walking distance of the town centre and having undergone a scheme of improvements over recent years, a spacious Four Bedroom Detached House offering Ample Parking, Single Garage and a South Facing Rear Garden. The property offers spacious accommodation which benefits from Gas Central Heating, with a new combination boiler being installed in 2022, and uPVC Double Glazing, also newly installed in 2022, and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Conservatory, Master Bedroom with En-Suite, Three Further Spacious Bedrooms and Re-Fitted Family Bathroom. Outside a drive provides Parking for a number of vehicles and leads to the Attached Single Garage, and 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, follow the one way system past the Market Place turning right into Carre Street and bearing right again into Boston Road. At the Handley Monument, filter left and after the level crossings turn right into Grantham Road. Take the fourth turning on the right into Rookery Avenue and Finch Drive is the second turning on the right hand side. The property is located on the right hand side as indicated by our 'For Sale' board.

A composite double glazed entrance door provide access to the Hall having dado rail, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, corner floating hand washbasin with mixer tap, dado rail, coved ceiling and chrome towel radiator.

Lounge: 4.37m (14'4") x 3.51m (11'6") narrowing to 3.07m (10'1")

Having coved ceiling, ceiling downlighters and radiator.

Dining Kitchen: 5.38m (17'8") x 2.97m (9'9") extending to 3.51m (11'6")

Having a range of wall and base units with worktop over, single drainer ceramic sink with mixer tap, space for electric Range cooker with stainless steel cooker hood over, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks, coved ceiling, ceiling downlighters and an arch providing access to the:

Dining Area:

Having coved ceiling, ceiling downlighters, tall radiator and French doors providing access to the:

Conservatory: 3.56m (11'8") x 3.51m (11'6")

Having fan unit and French doors to the rear garden.

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

Bedroom 1: 4.52m (14'10") x 3.10m (10'2")

Having built-in double wardrobe with mirror sliding doors, radiator and coved ceiling.

En-Suite:

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with mains fed rainfall shower over, ceiling downlighters and chrome towel radiator.

Bedroom 2: 3.28m (10'9") x 3.40m (11'2")

Having coved ceiling and radiator.



Lounge



Dining Kitchen



Further Aspect



Dining Area



Conservatory

Bedroom 3: 2.69m (8'10") x 2.44m (8'0")

Having built-in cupboard, coved ceiling and radiator.

Bedroom 4: 2.64m (8'8") x 2.39m (7'10")

Having coved ceiling and radiator.

Bathroom:

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed rainfall shower over, coved ceiling, ceiling downlighters, chrome towel radiator, shaver point and extractor fan.

Outside:

*A concrete drive provides **Parking** for approximately three vehicles and approaches the **Single Garage 5.71m (18'9") x 2.39m (7'10")** having electric roller door, wall mounted combination central heating boiler and personal door to the garden. The front garden is laid to lawn and is partially enclosed by mature hedging, and a timber gate provides access to the **South Facing Rear Garden** which is fully enclosed by timber fencing and has two tiered lawn areas, gravelled borders for ease of maintenance and two patios. A cold water tap is fitted.*

Council Tax Band C.



Bedroom 1



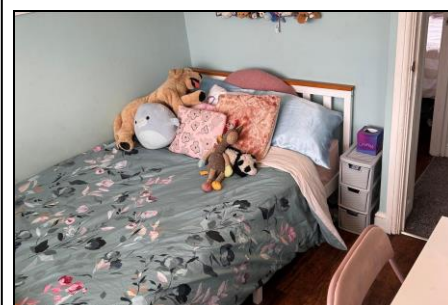
En-Suite



Bedroom 2



Further Aspect



Bedroom 3



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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further aspect



Bedroom 4



Bathroom



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 05/12/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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