

***NORTHWOOD DRIVE,
SLEAFORD, NG34 8AF***



£225,000

Located within this popular area of similar properties and with the advantage of No Forward Chain, an individually designed Two Bedroom Detached Bungalow located within good sized gardens. The bungalow is in a small cul-de-sac to the North of the town and has accommodation comprising Porch, 14'5 Reception Hall, Large 'L' Shaped Lounge Diner, Conservatory, Two Double Bedrooms, Dining Kitchen, Bathroom and Attached Garage. The property benefits from Gas Central Heating and is Double Glazed and 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, head North via Northgate and proceed past the Tesco traffic lights and over the Galley Hill Bridge into Lincoln Road. Take the second turning on the left into Northwood Drive where the property is located on the right hand side.

Double opening doors provide access to the Porch with further door to the **Reception Hall 4.39m (14'5") x 1.68m (5'6")** having double radiator, loft access with ladder and built-in cupboard.

Kitchen: 4.67m (15'4") x 3.15m (10'4")

Having wall and base units with worktop over, tiled splashbacks, inset sink, plumbing for washing machine, wall mounted boiler, built-in cupboard, gas hob and double oven.

Conservatory: 3.76m (12'4") x 2.21m (7'3")

Having radiator, door to garage and patio doors to the:

Lounge Diner: 5.89m (19'4") narrowing to 3.15m (10'4") x 5.74m (18'10")

Being 'L' Shaped and having two double radiators, three wall light points and large patio doors to the rear garden.

Bedroom 1: 3.99m (13'1") x 3.15m (10'4")

Having double radiator, two built-in double wardrobes and dressing table.

Bedroom 2: 3.68m (12'1") x 3.12m (10'3")

Having double radiator, two built-in wardrobes, single robe, dressing table and storage cupboard.

Bathroom:

Being fully tiled and having bath with electric shower over, pedestal hand washbasin, low level w.c, radiator and extractor fan.

Outside:

The front garden is laid mostly to lawn with a drive approaching the **Attached Garage 5.66m (18'7") x 2.46m (8'1")** having electric door, light and power points, side window, door to conservatory and a cold water tap. The **Rear Garden** is enclosed and laid to lawn with a patio, shrubs, conifers, borders, summer house and a cold water tap is fitted.

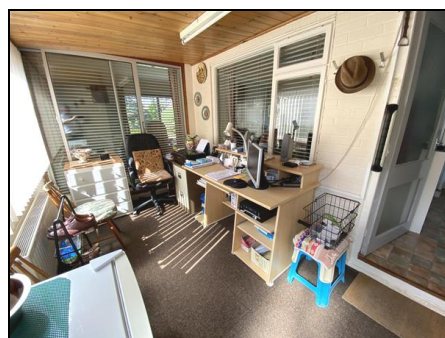
Council Tax Band C.



Reception Hall



Kitchen



Conservatory

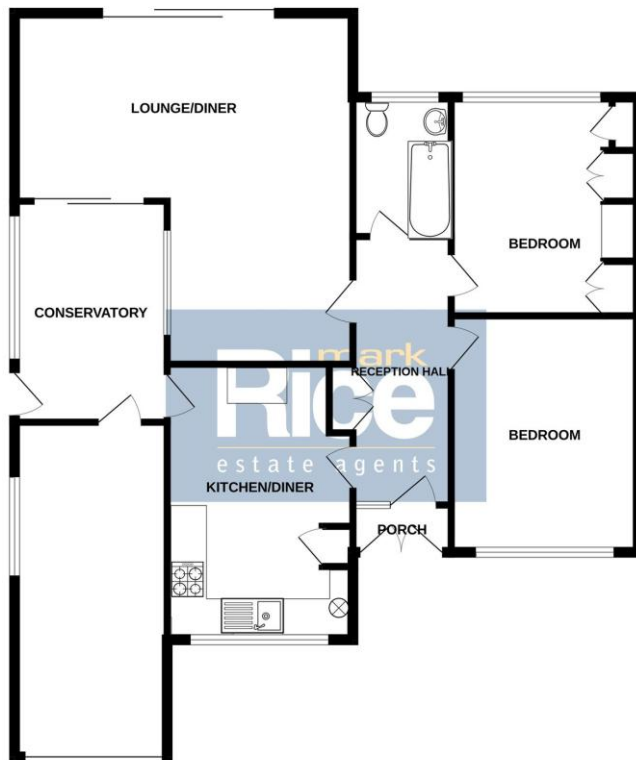


Lounge Diner



Further Aspect

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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Bedroom 1



Bedroom 2



Bathroom



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 06/05/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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