

***MARK AVENUE,
SLEAFORD, NG34 7HE***



£265,000

A spacious and extended Three Bedroom Detached Bungalow located on a generous corner plot within this popular residential area, convenient for the town centre. The property benefits from a Detached Single Garage and Ample Off Road Parking, together with Gas Central Heating and Double Glazing. The bungalow has been well maintained by the current owners and offers versatile accommodation which comprises Entrance Hall, Study, Dining Kitchen, Utility Room, Large Lounge, Three Well Proportioned Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is a Single Detached Garage and Two Driveways with a low maintenance South facing front garden. There is also a particularly private and sheltered lawn area to the side of the bungalow.

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 and 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 where the property is located on the right hand side, on the junction with Mark Avenue.

A double glazed entrance door provides access to the **Entrance Hall** having two store cupboards, loft access, smoke alarm, coved ceiling, dado rail and radiator.

Study: 3.58m (11'9") x 1.45m (4'9")

Having ceiling downlighters, coved ceiling and radiator.

Kitchen Diner: 4.60m (15'1") x 3.81m (12'6")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated single electric oven, integrated fridge, inset four ring gas hob with matching unit cooker hood over, tiled splashbacks, integrated dishwasher, ceiling downlighters, coved ceiling and radiator.

Utility Room: 2.13m (7'0") x 1.73m (5'8")

Having wall and base units to match kitchen with worktop over, wall mounted Worcester Bosch central heating boiler, space and plumbing for washing machine, integrated freezer, coved ceiling, radiator and personal door to the front garden.

Lounge: 4.52m (14'10") x 4.06m (13'4")

Having feature electric fire with surround, two wall light points, coved ceiling and radiator.

Bedroom 1: 5.03m (16'6") x 3.78m (12'5") max

Having a range of built-in bedroom furniture comprising two double wardrobes, overhead storage lockers and two bedside cabinets, coved ceiling and radiator.

En-Suite:

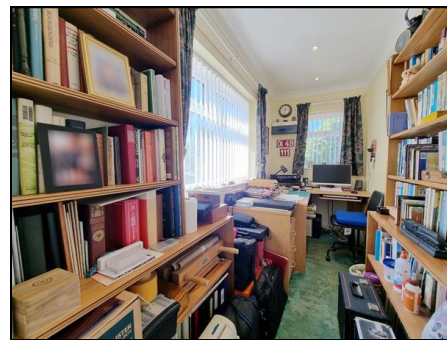
Being fully tiled and having close coupled w.c, vanity hand washbasin with pillar taps, shower cubicle with mains fed shower, shaver point, ceiling downlighter, coved ceiling, extractor fan and radiator.

Bedroom 2: 3.48m (11'5") x 3.40m (11'2")

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

Bedroom 3: 3.48m (11'5") x 2.82m (9'3") max

Having coved ceiling and radiator.



Study



Kitchen Diner



Dining Area



Lounge



Bedroom 1

Bathroom:

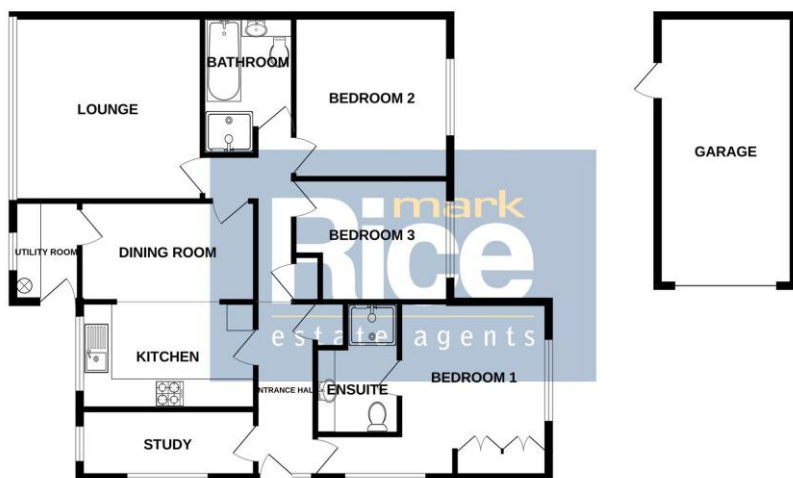
Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower attachment, separate shower cubicle with mains fed shower, coved ceiling, extractor fan and radiator.

Outside:

The bungalow is positioned on a generous corner plot with a block paved drive providing **Off Road Parking** and approaching the **Detached Single Garage 5.84m (19'2") x 2.95m (9'8")** having manual up and over door, power points and lighting. A further block paved drive to the original front of the property also provides Parking and the front garden is laid to gravel for ease of maintenance, with a variety of well established and mature hedges. A path leads to the side garden which is laid predominantly to lawn with well stocked borders, a decorative pergola, a wrought iron gate leading to the main driveway, a timber shed and greenhouse, all enclosed by a combination of brick walling and timber fencing. Two cold water taps and an external light are fitted.

Council Tax Band C.

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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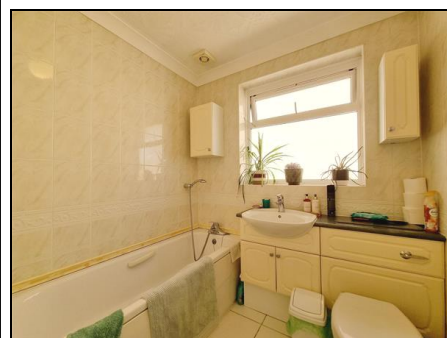
En-Suite



Bedroom 2



Bedroom 3



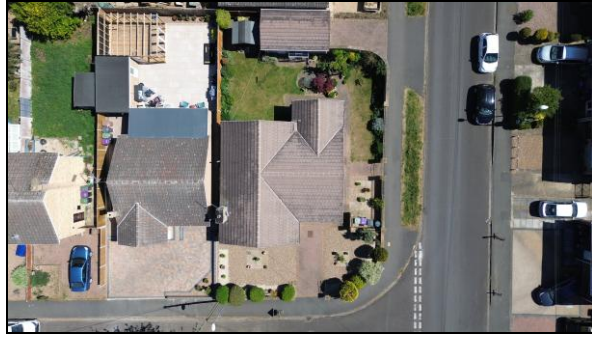
Bathroom



Garden Areas



Garage & Parking



Aerial View Of Plot

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 16/05/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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