

***ASHFIELD ROAD,
SLEAFORD, NG34 7DZ***



New Price £367,500

Located within walking distance of the town centre and in one of the town's most popular residential areas, a particularly well presented and improved Three Bedroom Detached House located in this small cul-de-sac setting. The property is Double Glazed and benefits from Gas Central Heating and offers individual accommodation comprising Porch, Hall, Lounge, Separate Dining Room, 17'4 Breakfast Kitchen with Garden/Sun Room off and Ground Floor Shower Room and Store, whilst to the first floor there are Three Bedrooms and Family Bathroom with separate shower. There is Ample Parking to the front of the property and the rear garden is a particular feature and forms a quiet and sheltered sun trap. 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 follow the one way system past the Market Place and continue into East Road. Turn left towards the old road and bear right and turn left into Ashfield Road. Turn right and the property is located on the left hand side.

A double glazed entrance door provides access to the Porch with further door to the **Hall 4.80m (15'9") x 2.31m (7'7")** having built-in cloaks cupboard and radiator.

Dining/Living Room: 3.78m (12'5") x 3.45m (11'4")

Having further bay window, radiator, picture rail and double opening doors providing access to the:

Lounge: 4.09m (13'5") x 3.58m (11'9")

Having further bay window, living flame effect gas fire with surround, picture rail and radiator.

Breakfast Kitchen: 5.28m (17'4") x 2.87m (9'5")

Having wall and base units with worktop over, tiled splashbacks, space for Range cooker, radiator, 1½ bowl single drainer inset sink with monobloc tap, integrated fridge and dishwasher and walk-in pantry with light. An arch to the side provides access to the:

Garden Room: 3.48m (11'5") x 2.67m (8'9")

With further door recess to the front having French doors to the garden and radiator.

Shower Room:

Having low level w.c, hand washbasin with mixer tap, separate shower cubicle with electric shower unit, radiator, plumbing for washing machine, tiled floor and tiled splashbacks.

A door from the Garden Room provides access to the **Entrance Lobby** having front door and providing access to the **Store 2.54m (8'4") x 1.63m (5'4")** having light and power points.

Stairs from the hall provide access to the **First Floor Landing** having picture rail.

Bedroom 1: 4.06m (13'4") x 3.58m (11'9")

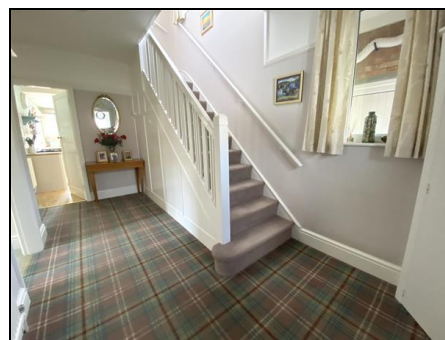
Having further bay window, radiator and wall light point.

Bedroom 2: 3.68m (12'1") x 3.48m (11'5")

Having further bay window, picture rail and radiator.

Bedroom 3: 2.82m (9'3") x 2.31m (7'7")

Having radiator.

**Hall****Dining/Living Room****Lounge****Breakfast Kitchen****Further Aspect**

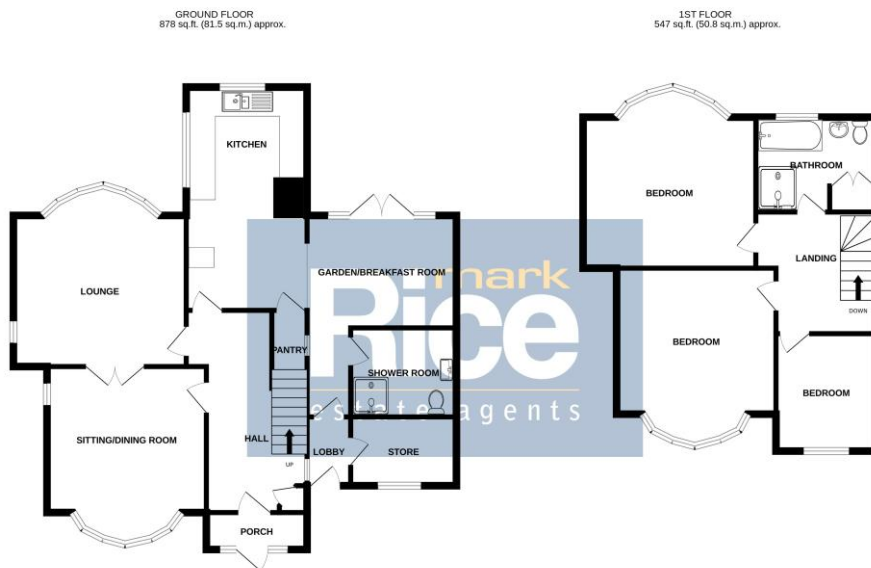
Bathroom:

Having bath with vanity hand washbasin with mixer tap, low level w.c, separate double shower cubicle, tiled splashbacks, loft access, airing cupboard and white towel radiator.

Outside:

The property has a resin drive to the front with further resin pathways to the front and side of the property and there is a gravelled low maintenance border to the front. A gate provides access to the **Rear Garden** with many sun trap patio areas, lawn and well stocked borders and the garden is particularly private and sheltered.

Council Tax Band C.



Garden Room



Ground Floor Shower Room



First Floor Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Garden Photos

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 18/6/25

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