

***GRANTHAM ROAD,
SLEAFORD, NG34 7NE***



£250,000

Located in a popular part of the town and convenient for the town centre, a good sized Four Bedroom Victorian Terraced House. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Porch, Hall, Lounge, Separate Dining Room, Kitchen, Utility Room, Four Good Sized Bedrooms and Family Bathroom. There is a gravelled Parking Area to the front of the property, and the rear garden is fully enclosed and has a Brick Store and W.C attached to the house. There could be scope to convert these buildings within the accommodation (subject to the necessary permissions) and early viewing is highly recommended.

Directions:

From our office follow the one way system past the Market Place turning right into Carre Street and right again towards Handley Monument. Filter left and after the level crossing turn right into Grantham Road. The property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Porch with a further door to the **Hall** having wooden floor and radiator.

Lounge: 3.71m (12'2") x 3.51m (11'6")

Having bay window, open fireplace with brick surround, wooden flooring and ceiling cornice.

Dining Room: 4.44m (14'7") x 3.84m (12'7")

Having fireplace surround, laminate floor and understairs storage cupboard.

Kitchen: 4.47m (14'8") x 2.64m (8'8")

Having solid Oak wall and base units with worktop over, wall mounted combination boiler, tiled splashbacks, cooker hood, Belfast sink with mixer tap, breakfast bar, radiator, ceiling downlighters, tiled floor, built-in fridge and built-in dishwasher.

Utility Room: 2.67m (8'9") x 1.93m (6'4")

Having double glazed door to the rear, base units, worktop, tiled splashbacks, plumbing for washing machine, vent for tumble dryer and inset sink with mixer tap.

Stairs provide access to the **First Floor Landing** having radiator and loft access.

Bedroom 1: 4.44m (14'7") x 4.11m (13'6")

Having double radiator, gas fireplace, built-in cupboard to alcove and built-in wardrobes with mirror sliding doors to one wall.

Bedroom 2: 3.71m (12'2") x 2.67m (8'9")

Having radiator.

Bedroom 3 (to rear): 3.71m (12'2") x 2.67m (8'9")

Having built-in cupboard and radiator.

Bedroom 4: 3.68m (12'1") x 2.03m (6'8")

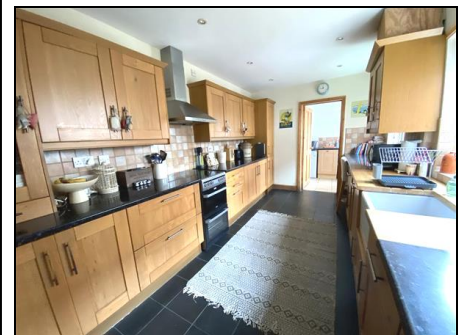
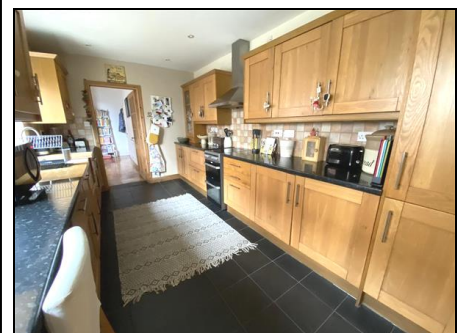
Having radiator.

Bathroom:

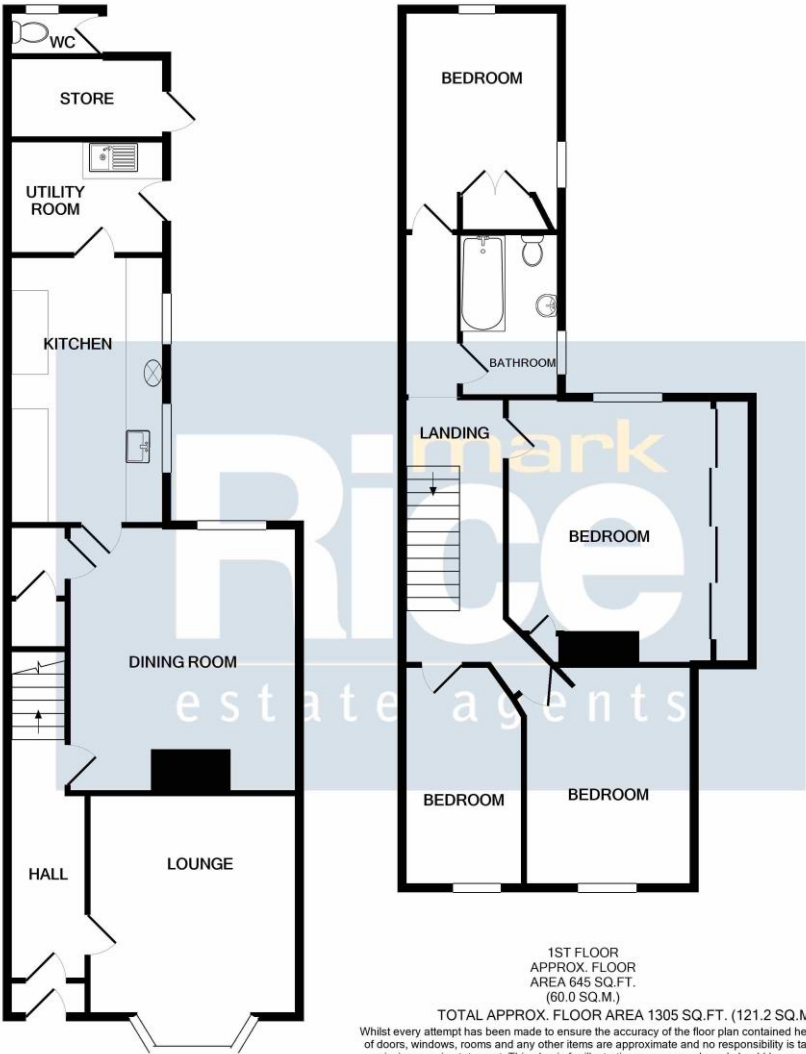
Having bath, pedestal hand washbasin, low level w.c, electric shower unit, tiled splashbacks and radiator.

Outside:

The property has a gravelled **Parking Area** to the front. To the side is a shared passageway providing access to the **Rear Garden** with a concrete and gravelled area with steps down to the main garden, being laid mostly to lawn with a further paved patio area, shed, barbecue and gravelled borders.

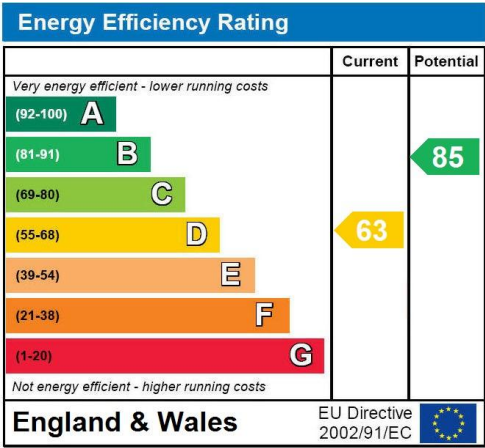
**Hall****Lounge****Dining Room****Kitchen****Further Aspect**

Council Tax Band B



GROUND FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

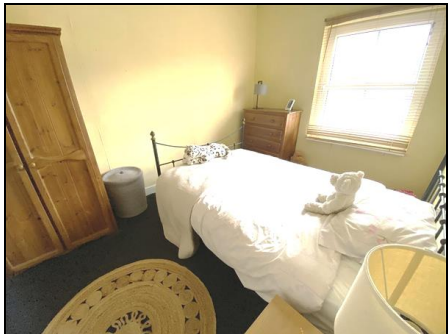
1ST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(60.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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
Made with Metropix ©2021



Utility Room



Bedroom 1



Bedroom 2



Bedroom 3



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 19/08/2025

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