

***JUNIPER WAY,
SLEAFORD, NG34 7GP***



£155,000

Located within this quiet cul-de-sac on the popular Southfields estate and within walking distance of the town centre, a well presented Two Bedroom Terraced House with Off Road Parking and a Fully Enclosed Rear Garden. The property is offered to the market with No Forward Chain and has accommodation comprising Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Two Bedrooms and Bathroom. The property benefits from Gas Central Heating and Double Glazing and outside there are Two Tandem Allocated Parking Spaces. The Rear Garden is fully enclosed with a lawn area.

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, tuning right into Carre Street and filter right into Boston Road. Turn left at the Handley Monument and proceed over the level crossing into Grantham. Filter immediately left and enter London Road. Take the first turning on the left into Southfields and turn left into Hawthorn Drive. Take the second turning on the left into Juniper Way and follow the road to the right towards the head of the cul-ed-sac, where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, and radiator.

Lounge: 4.32m (14'2") x 3.73m (12'3")

Having smoke alarm and radiator.

Kitchen Diner: 3.73m (12'3") x 3.07m (10'1")

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, single electric oven, inset four ring gas hob with matching unit cooker hood over, space and plumbing for washing machine, space for condensing tumble dryer, space for under counter fridge, tiled splashbacks, concealed wall mounted gas central heating boiler, extractor fan, radiator and French doors to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access and smoke alarm.

Bedroom 1: 3.73m (12'3") x 3.23m (10'7")

Having radiator.

Bedroom 2: 3.15m (10'4") x 1.98m (6'6")

Having airing cupboard and radiator.

Bathroom:

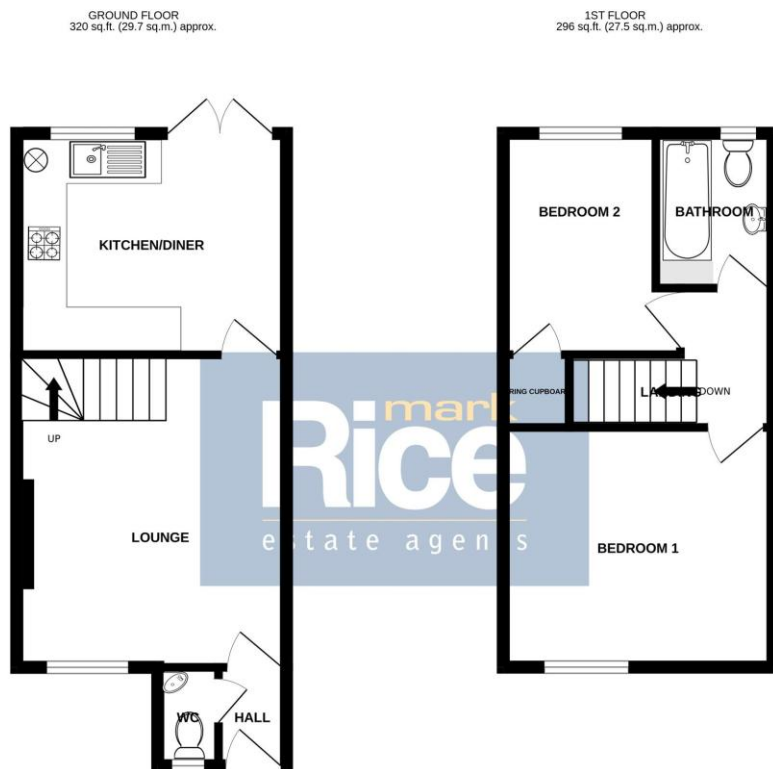
Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, ceiling downlighters, extractor fan and radiator.

Outside:

There are **Two Tandem Allocated Parking Spaces** to the front of the property and the Rear Garden is fully enclosed by timber fencing and is laid to lawn with decorative borders with a gravelled patio area. A double external 13 amp power point is installed.

**Lounge****Kitchen Diner****Bedroom 1****Bedroom 2****Bathroom**

Council Tax Band A.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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.

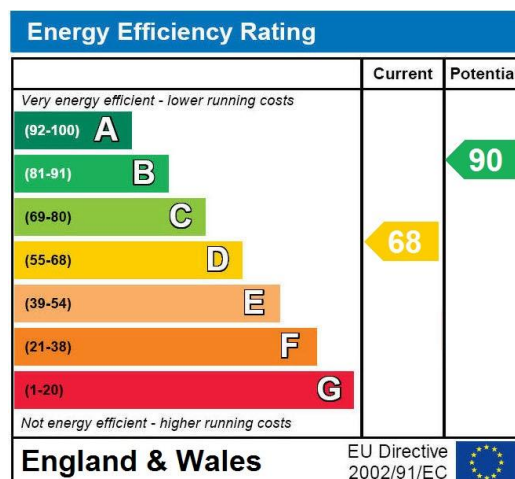
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Rear Garden



Further 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 11/09/25

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