

***CENTURION CLOSE,
SLEAFORD, NG34 7PH***



£325,000

Located in a quiet cul-de-sac shared with only five other properties and situated within a popular area within walking distance of the town centre, a spacious and well maintained Four Bedroom Detached Family Home offering Double Garage and Fully Enclosed and Private Rear Garden. The property has been extended and further benefits from Gas Central Heating and Double Glazing and the accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Sun Room, 16'1 Kitchen, Utility Room, Four Spacious Bedrooms with En-Suite to master and Family Bathroom. Outside a gravelled drive provides Off Road Parking and leads to the Double Garage and the rear garden is much larger than average. Properties in this cul-de-sac do not come to the market very often and to fully appreciate its tranquil setting together with the spacious accommodation available, viewing is highly recommended.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and bear left into Boston Road. Take the second turning on the right hand side into Russell Crescent and take the sixth turning on the right into Forum Way. Take the first turning on the left into Centurion Close and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having under stairs storage and radiator.

Cloakroom:

Having concealed cistern w.c, hand washbasin with mixer tap, extractor fan and radiator.

Lounge: 5.23m (17'2") x 3.15m (10'4")

Having coved ceiling, radiator and glazed doors providing access to the:

Dining Room: 2.95m (9'8") x 2.82m (9'3")

Having coved ceiling, radiator and double glazed French doors providing access to the:

Sun Room: 3.73m (12'3") x 2.74m (9'0")

Having vaulted ceiling with Velux windows, ceiling downlighters and French doors providing access to the rear garden.

Kitchen: 4.90m (16'1") x 2.95m (9'8")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer ceramic sink with mixer tap, space for Range cooker, stainless steel cooker hood over, space for American fridge freezer, integrated dishwasher, tiled splashbacks and tall radiator.

Utility Room: 2.34m (7'8") x 2.34m (7'8")

Having matching wall and base units with worktop over to match kitchen, single drainer inset sink with mixer tap, space and plumbing for washing machine, space for under counter fridge or freezer, concealed wall mounted gas central heating boiler, door to garage, tiled splashbacks, radiator and double glazed rear entrance door.

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

Bedroom 1: 5.21m (17'1") x 4.01m (13'2") max

Having over stairs store cupboard and radiator.

En-Suite: 2.54m (8'4") x 1.90m (6'3")

Having concealed cistern w.c, vanity hand washbasin with mixer tap, separate shower cubicle with electric shower, tiled splashbacks, extractor fan and radiator.

Bedroom 2: 4.29m (14'1") x 2.62m (8'7")

Having radiator.

**Lounge****Dining Room****Sun Room****Kitchen****Further Aspect**

Bedroom 3: 3.30m (10'10") x 2.54m (8'4") max
Having radiator.

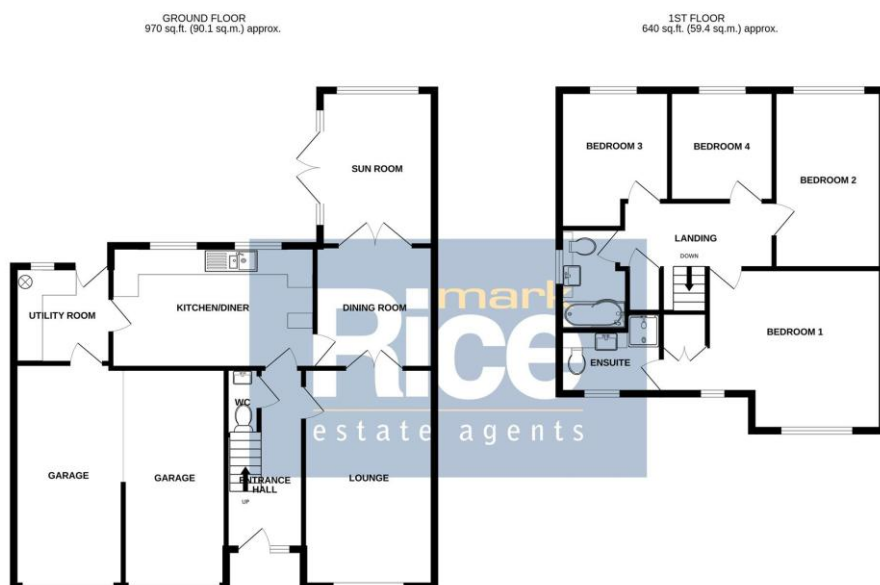
Bedroom 4: 2.67m (8'9") x 2.51m (8'3")
Having radiator.

Bathroom: 2.46m (8'1") x 1.65m (5'5") max
Having concealed cistern w.c, bowl style hand washbasin, 'P' shaped bath with electric shower over, tiled splashbacks, extractor fan and radiator.

Rear Garden:

A double width drive provides **Off Road Parking** for two vehicles and approaches the **Double Garage 5.31m (17'5") x 5.13m (16'10") max**, having two manual up and over doors, power points, lighting and loft storage to one of the garages. The remainder of the front garden is laid to gravel for ease of maintenance with a paved path, all enclosed by mature hedging. A gate provides access to the larger than average **Rear Garden** which is laid mostly to lawn with well stocked gravelled borders and decorative hedging and trees, a patio area, decking area and separate raised bedding areas, all enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band D.



TOTAL FLOOR AREA: 1610 sq.ft. (149.5 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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Utility Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



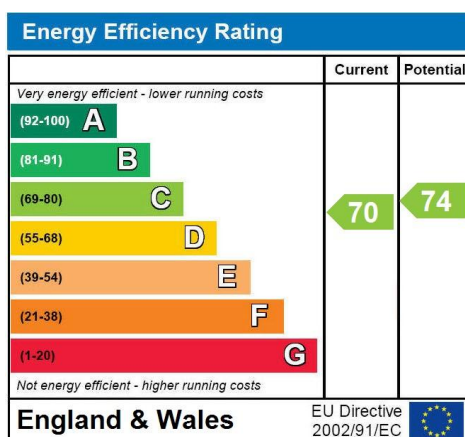
Bathroom



Rear Garden



Further Garden 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 17/09/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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