

***BOSTON ROAD,
SLEAFORD, NG34 7HU***



£250,000

Located in this popular non estate setting within walking distance of the town centre and its amenities and offered to the market with No Forward Chain, a spacious Three Bedroom Detached House with a good sized South Facing Rear Garden, Integral Garage and Ample Parking. The property benefits from Warm Air Gas Central Heating and Double Glazing and would benefit from some cosmetic updating internally, however, offers the potential for someone to put their own stamp on this. The full accommodation comprises Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Three Good Sized Bedrooms and Shower Room. Outside, to the front of the property a tandem drive provides off road parking and approaches the garage and the generous front garden could be landscaped to provide additional parking if required. The rear garden is a particular feature of the property being much larger than average, particularly private and fully enclosed, and to appreciate the potential of this property together with its lovely setting, 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. Turn right immediately after the recreation ground and the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Porch** having coved ceiling and further timber glazed door providing access to the **Entrance Hall** having two store cupboards, further cupboard housing the warm air gas central heating boiler, smoke alarm and warm air vent.

Lounge: 5.64m (18'6") x 3.56m (11'8")

Having dual aspect double glazed windows, coved ceiling, electric fire with surround, two wall light points and two warm air vents. An arch provides access to the:

Dining Room: 3.38m (11'1") x 3.20m (10'6")

Having coved ceiling and warm air vent.

Kitchen: 2.90m (9'6") x 2.64m (8'8")

Having a range of matching wall and base units with worktop over, single drainer sink with pillar taps, space for electric cooker, space and plumbing for washing machine, space for under counter fridge, coved ceiling and side entrance door.

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

Bedroom 1: 3.73m (12'3") x 3.56m (11'8")

Having warm air vent.

Bedroom 2: 3.38m (11'1") x 2.67m (8'9")

Having warm air vent.

Bedroom 3: 3.56m (11'8") x 2.01m (6'7")

Having warm air vent.

Shower Room:

Being fully tiled and having low level w.c, pedestal hand washbasin with pillar taps, separate walk-in shower cubicle with mains fed shower and mermaid board splashbacks and warm air vent.

Outside:

A concrete tandem drive provides **Off Road Parking** and extends to the width of the property with space for a number of vehicles, and this leads to the **Integral Garage 4.39m (14'5") x 2.82m (9'3")** having manual up and over door and power and lighting. The remainder of the front garden is laid to lawn with decorative and well stocked borders and is partly enclosed by a brick wall and timber fencing. The **Rear Garden** is South facing and laid to lawn with a number of well stocked and well manicured borders, concrete patio area and an integral brick built store, all enclosed by a combination of timber fencing and mature hedging, and a cold water tap is fitted.

Council Tax Band C.



Lounge



Further Aspect



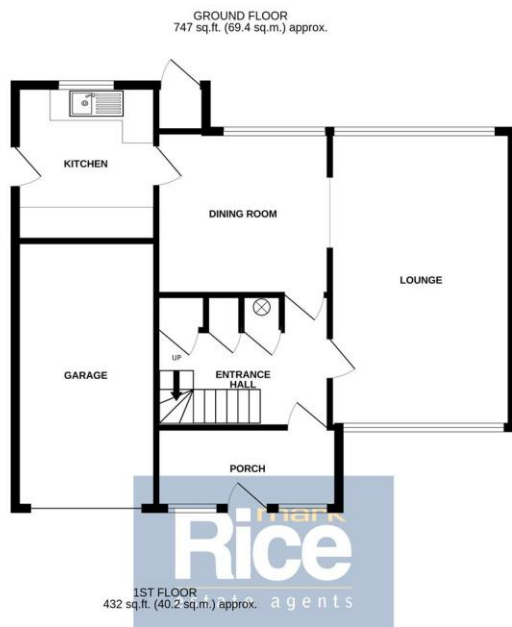
Dining Room



Kitchen



Bedroom 1



TOTAL FLOOR AREA: 1179 sq.ft. (109.6 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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Bedroom 2



Bedroom 3

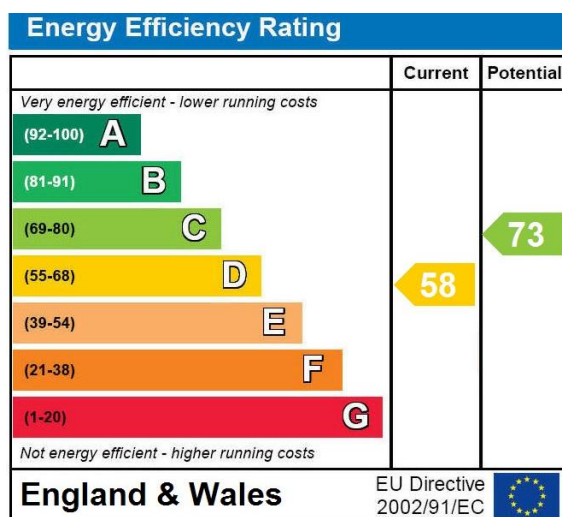


Shower Room



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 24/09/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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