

***BOUNDARY PASTURES,
SLEAFORD, NG34 7GG***



£210,000

Located in this popular residential area close to the town centre, and offered to the market with No Forward Chain, a well presented Three Bedroom Detached House set on a particularly private corner plot, with further benefits including Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge with open arch to the dining Room, Conservatory, Modern Kitchen, Three Bedrooms and Family Bathroom. Outside, a drive provides Ample Parking and approaches the Single Garage, and the rear garden is South facing and larger than average. Early viewing is advised.

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 turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossings, turn left into Mareham Lane and take the second turning on the right into Boundary Pastures. The property is located on the left hand side as indicated by our 'For Sale' board.

A part glazed double glazed door provides access to the **Entrance Hall** having radiator, smoke alarm and door to the:

Lounge: 3.99m (13'1") x 3.58m (11'9")

Having feature electric fire with surround, bay window, two radiators, under stairs storage area and an arch providing access to the:

Dining Room: 3.58m (11'9") x 2.26m (7'5")

Having radiator, coved ceiling, French doors to the conservatory and further door to the Kitchen.

Conservatory: 3.15m (10'4") x 2.77m (9'1")

Being of uPVC construction and having door to garden.

Kitchen: 3.58m (11'9") x 2.16m (7'1")

Having a range of matching wall and base units with worktop over, inset single drainer sink with monobloc tap, integrated electric oven, integrated four ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, coved ceiling, radiator and side door to driveway.

Stairs from the **Hall** provide access to the **First Floor Landing** having smoke alarm, loft access and airing cupboard housing the Veissman combination boiler.

Bedroom 1: 3.89m (12'9") x 2.62m (8'7")

Having built-in double wardrobe, further single built-in wardrobe, coved ceiling and radiator.

Bedroom 2: 2.84m (9'4") x 2.31m (7'7")

Having radiator.

Bedroom 3: 2.84m (9'4") x 2.06m (6'9")

Having radiator.

Bathroom:

Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, coved ceiling and radiator.

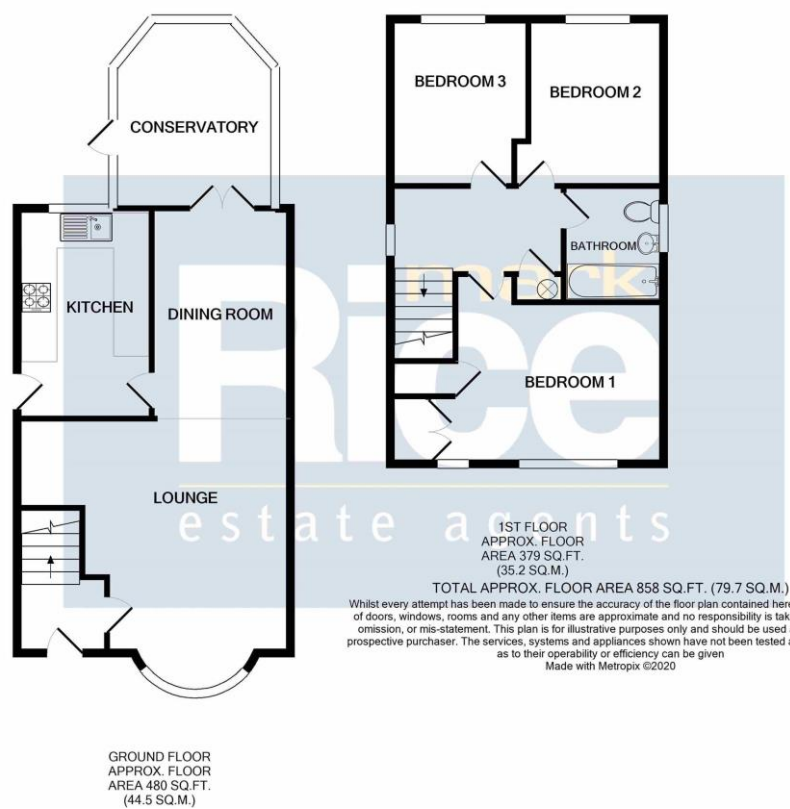
**Lounge****Dining Room****Conservatory****Kitchen****Bedroom 2**

Outside:

A drive provides Ample Parking to the front and approaches the **Single Detached Garage**, having up and over door, and power and lighting. The remainder of the front garden is mainly laid to gravel with a patio area and is enclosed by timber picket fencing. A gate provides access to the **South Facing Rear Garden** which is fully enclosed by hedging and timber fencing, and is mainly laid to lawn with a feature border, patio area, shed and a cold water tap is fitted.

Council Tax Band: B

North Kesteven District Council Annual Charge £1,773.42



NB The photographs shown were taken prior to tenants moving into the property.



Bedroom 3



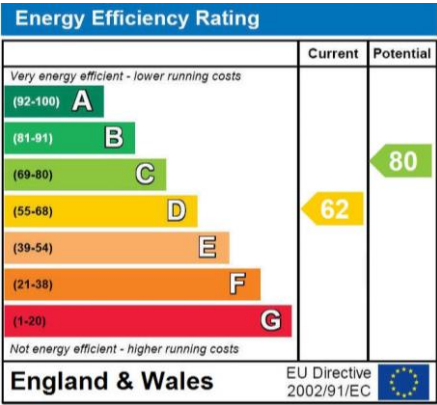
Bathroom



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 10/10/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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