

DRAFT

***BURNHAM WAY,
SLEAFORD, NG34 6AE***



£190,000

Located within this new development off London Road, a particularly well presented Two Bedroom End Terraced House with a good sized rear garden, upgraded kitchen and many extra features from the original specification. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Kitchen, Cloakroom, Lounge, Two Double Bedrooms and Bathroom. Outside, there are Two Parking Spaces to the front of the property, and the rear garden is particularly private and sheltered with a large patio area. To appreciate the size of the property and its enviable location overlooking a green area, viewing is highly recommended.

Directions:

From our office continue past the Market Place turning right into Carre Street and bear right into Boston Road towards the Handley Monument. Filter left and after the railway crossing turn right and filter left immediately into London Road. Take the third turning on the left into Sandringham Way and take the second turning on the left into Newstead Street. Continue to the 'T' junction and turn right into Burnham Way where the property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the **Hall** having radiator.

Cloakroom:

Having low level w.c, corner hand washbasin with mixer tap, radiator and tiled splashbacks.

Kitchen: 2.97m (9'9") x 1.85m (6'1")

Having a range of wall and base units with worktop over, single drainer inset sink with monobloc tap, wall mounted gas boiler, inset gas hob, built-in oven, cooker hood, Kick Space heater and integrated fridge freezer, dishwasher and washing machine.

Lounge: 4.70m (15'5") x 4.24m (13'11") narrowing to 2.90m (9'6")

Having French doors to rear garden, under stairs store cupboard and radiator.

Stairs from the hall provide access to the first floor landing having loft access.

Bedroom 1: 3.43m (11'3") x 3.05m (10'0") (measured to wardrobe doors)

Having radiator and a range of built-in wardrobes to one wall with mirror sliding doors.

Bedroom 2: 3.43m (11'3") x 2.54m (8'4")

Having radiator and built-in double wardrobe with mirror sliding door and built-in cupboard.

Bathroom:

Having bath with mixer tap and mains fed shower over, hand washbasin, mixer tap, low level w.c, tiled splashbacks, chrome towel radiator and extractor fan.

Outside:

There is a small garden to the front and side of the property, and a gate provides access to the **Fully Enclosed and Sheltered Rear Garden** with a paved patio adjacent to the property with steps and raised border providing access to the lawn area. **Two Parking Spaces** are to the front of the property.

Agent's Note:

There is a management fee payable of approximately £100.00 per year to maintain the communal areas etc.

Council Tax Band A.



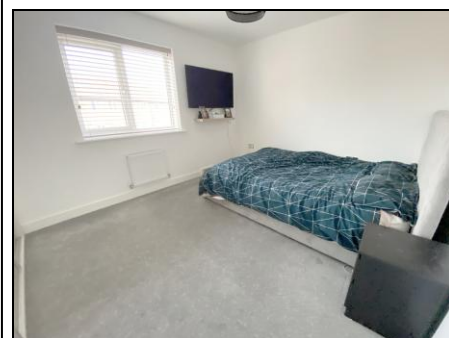
Cloakroom



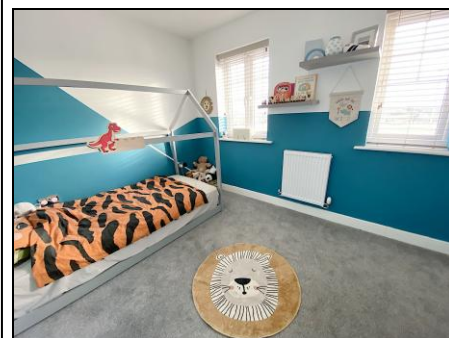
Kitchen



Lounge



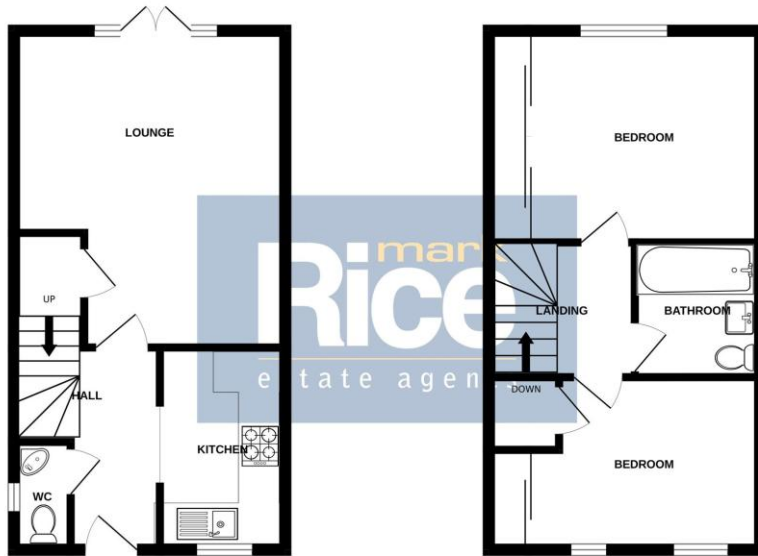
Bedroom 1



Bedroom 2

GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12/2025



Bathroom



Rear Garden



View To Front

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 08/10/2025

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