

***RUSSELL CRESCENT,
SLEAFORD, NG34 7JF***



£230,000

A fully renovated Two Bedroom Detached Bungalow offering versatile accommodation including Three Reception Rooms and located in one of the town's most popular residential areas and within walking distance of the town centre. The property benefits from Gas Central Heating and Double Glazing and has been fully upgraded by the current owner to provide a home you can move straight into. The full accommodation comprises Entrance Hall, Kitchen, Lounge, Dining Room, Living Room, Two Double Bedrooms and Shower Room. Outside, there is a block paved drive providing Off Road Parking and the rear garden is designed with ease of maintenance in mind and has a timber shed for storage. To fully appreciate the quality of the finish of this property and its desirable location, early viewing is advised.

Directions:

From our office head South and proceed into the Market Place, turning right into Carre Street. Filter left into Boston Road and after the recreation ground turn right into Russell Crescent. The property is located on the right hand side.

A part glazed double glazed door provides access to the **Entrance Hall** having airing cupboard, loft access and radiator.

Kitchen: 3.17m (10'5") x 2.67m (8'9")

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, integrated eye level electric oven, inset four ring ceramic hob with stainless steel cooker hood over, wall mounted Worcester Bosch combination boiler, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks and radiator.

Lounge: 5.00m (16'5") x 2.97m (9'9")

Having built-in media centre with electric fire and radiator.

Bedroom 1: 3.40m (11'2") x 2.97m (9'9")

Having two built-in wardrobes, further built-in store cupboard and radiator.

Bedroom 2: 3.12m (10'3") x 2.97m (9'9")

Having loft access and radiator.

Dining Room: 2.95m (9'8") x 2.74m (9'0")

Having an arch providing access to the:

Living Room: 2.95m (9'8") x 2.62m (8'7")

Having French doors to the rear garden.

Shower Room: 1.96m (6'5") x 1.65m (5'5")

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed shower and chrome towel radiator.

Outside:

A block paved drive provides **Parking** to the front of the property and the remainder of the front garden is laid to lawn with borders. A paved path combined with gravel provides access to the **Rear Garden** which is laid to lawn with a patio area, gravelled area and borders, all partly enclosed by timber fencing, and one timber shed is included.

Council Tax Band B



Kitchen



Lounge



Bedroom 1

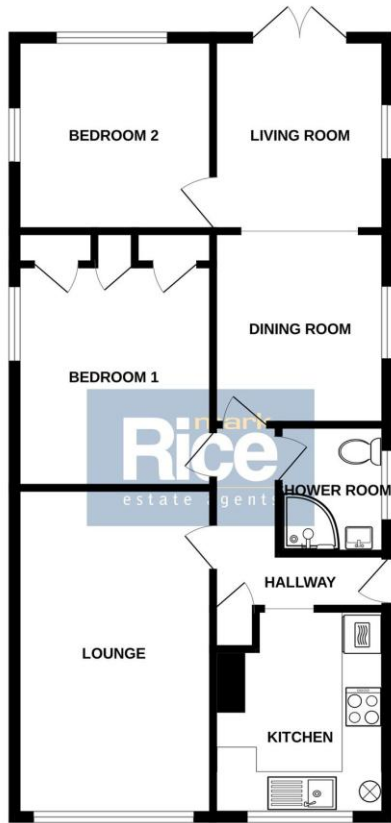


Bedroom 2



Dining Room

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 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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Living Room



Shower Room



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 21/10/2025

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