

***FINCH DRIVE,
SLEAFORD, NG34 7US***



£325,000

A spacious Four Double Bedroom Detached Family Home located on this popular estate within walking distance of the town centre and its amenities., offering a Double Garage and Fully Enclosed Rear Garden. The property has been well maintained by its current owner and offers spacious accommodation which benefits from Gas Central Heating and full Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Utility Room, Four Bedrooms with En-Suite to the master and Family Bathroom. Outside a drive provides Off Road Parking for two vehicles and the rear garden has been designed with ease of maintenance in mind and is fully enclosed. In order to appreciate the spacious accommodation on offer, viewing is highly recommended.

Directions:

From our office head South and turn right into Westgate and follow the road as it bears to the left into Castle Causeway. Proceed over the level crossing into King Edward Street and turn right into Finch Drive. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the **Entrance Hall** having smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, tiled splashbacks, tiled floor, extractor fan and radiator.

Lounge: 5.03m (16'6") x 3.30m (10'10")

Having feature electric fire with surround and radiator.

Kitchen Diner: 5.36m (17'7") x 3.40m (11'2")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer ceramic sink with mixer tap, double eye level electric oven, inset four ring induction hob with stainless steel cooker hood over, a range of integrated appliances including dishwasher, microwave and fridge freezer, kick board heater, ceiling downlighters, tiled floor, French doors to rear garden and radiator.

Utility Room: 2.77m (9'1") x 1.70m (5'7")

Having matching wall and base units with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine, space for condensing tumble dryer, concealed wall mounted boiler, personal door to double garage, ceiling downlighters, extractor fan, tiled floor, radiator and double glazed rear entrance door.

Stairs form the hall provide access to the First Floor Landing having loft access with ladder, airing cupboard and radiator.

Bedroom 1: 4.32m (14'2") x 3.66m (12'0") max

Having two double built-in wardrobes and radiator.

En-Suite: 1.88m (6'2") x 1.75m (5'9")

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

Bedroom 2: 2.95m (9'8") x 2.79m (9'2")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.10m (10'2") x 3.00m (9'10")

Having radiator.

Bedroom 4: 3.10m (10'2") x 2.90m (9'6")

Having radiator.

Bathroom: 2.79m (9'2") x 2.13m (7'0")

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

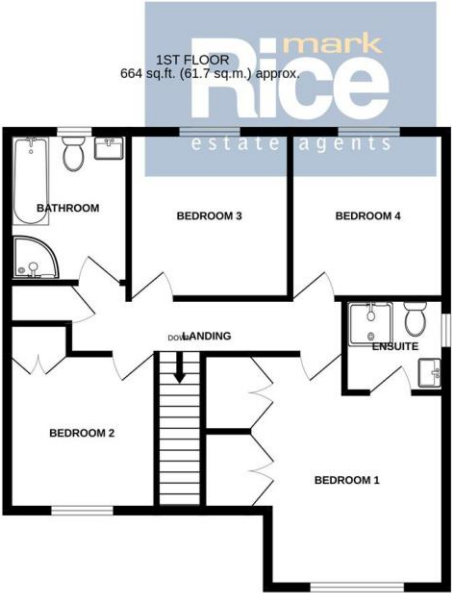
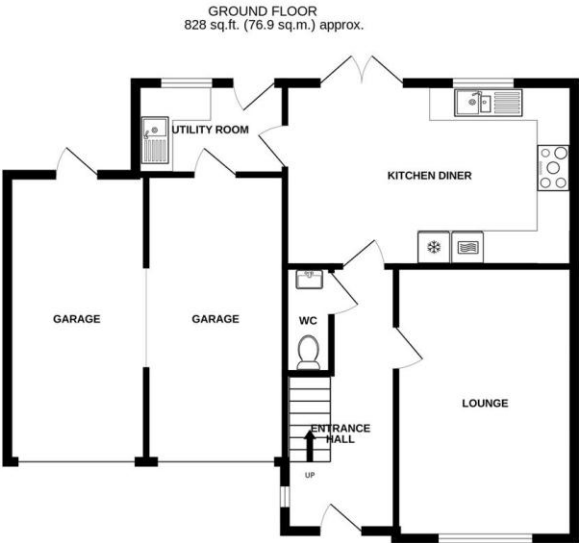
**Lounge****Kitchen Diner****Further Aspect****Further Aspect****Utility Room**

mixer tap, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

A block paved drive provides **Off Road Parking** for two large vehicles and approaches the **Integral Double Garage 5.31m (17'5") x 2.57m (8'5")** having two individual manual up and over doors, power, lighting and personal door to the rear garden. The remainder of the front garden is laid to lawn with a paved path leading to the front entrance door. A timber gate provides access to the **Rear Garden** having a large patio area, artificial grass area for ease of maintenance, further patio area with power for a hot tub and a store area to the side, all fully enclosed by timber fencing. A cold water tap and external power point are installed.

Council Tax Band D.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 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 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 04/11/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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