

***BOSTON ROAD,
SLEAFORD, NG34 7DN***



£240,000

A superbly presented and spacious Three/Four Bedroom Grade II Listed Family Home located within a gated community only a couple of minutes from the Town centre and its amenities. The property offers versatile accommodation with traditional features including sash windows, as well as providing modern creature comforts such as Gas Central Heating. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Room, Kitchen, Master Bedroom with Nursery/Fourth Bedroom off, Further Double Bedroom and Bathroom, and to the second floor there is a Reception Landing with Double Bedroom off. Outside, there is Parking for two vehicles with a courtyard area to the front which is partially enclosed. To fully appreciate the private and tranquil setting of this property and its superb presentation, viewing is strongly recommended.

Directions:

From our office head South and follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Turn immediately right and proceed through the electric gates and the property is located on the right hand side as indicated by our 'For Sale' board.

A timber entrance door provides access to the **Entrance Hall** having herringbone flooring, understairs store cupboard, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, corner floating hand washbasin with mixer tap, tiled splashbacks and radiator.

Kitchen: 4.19m (13'9") x 2.26m (7'5")

Having a range of matching wall and base units with worktop over, single drainer inset stainless steel sink with mixer tap, single electric oven, inset four ring electric hob with splashback and extractor fan over, integrated fridge freezer, dishwasher and washing machine, coved ceiling and towel radiator.

Dining Room: 4.19m (13'9") x 3.17m (10'5")

Having coved ceiling, radiator and an arch leading to the:

Lounge: 4.52m (14'10") x 3.17m (10'5")

Having ceiling rose, coved ceiling, radiator and double opening doors to the entrance hall.

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

Bedroom 1: 4.52m (14'10") x 2.67m (8'9")

Having radiator.

Nursery/Bedroom 4 off: 2.77m (9'1") x 2.26m (7'5")

Having radiator. The doorway has been blocked off but could be easily opened up again.

Bedroom 2: 4.27m (14'0") x 2.69m (8'10") max

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

Bathroom: 3.20m (10'6") x 2.69m (8'10")

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with mains fed shower, large bath with mixer tap, understairs store cupboard, shaver point, ceiling downlighters, extractor fan and towel radiator.

Stairs from the first floor landing provide access to the:

2nd Floor Reception Landing: 5.89m (19'4") x 2.64m (8'8")

Having dual Velux windows, feature beams and radiator.

Bedroom 3: 4.47m (14'8") x 2.57m (8'5")

Having two double built-in wardrobes, feature door, Velux window and radiator.

**Entrance Hall****Kitchen****Further Aspect****Dining Room****Lounge**

Outside:

A drive to the front of the property provides **Parking** for two vehicles and a wrought iron arch leads to the Courtyard which is block paved and partly enclosed by wrought iron fencing with decorative borders. There is a communal woodland walk area.

Agents' Note:

This property is located within a gated community shared with a small number of similar properties. There is access across a green area and a timber shed is included in the sale.

Council Tax Band C.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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



Nursery/Bed 4



Bedroom 2



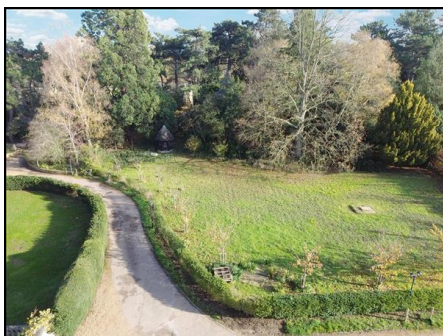
Bathroom



Reception Landing



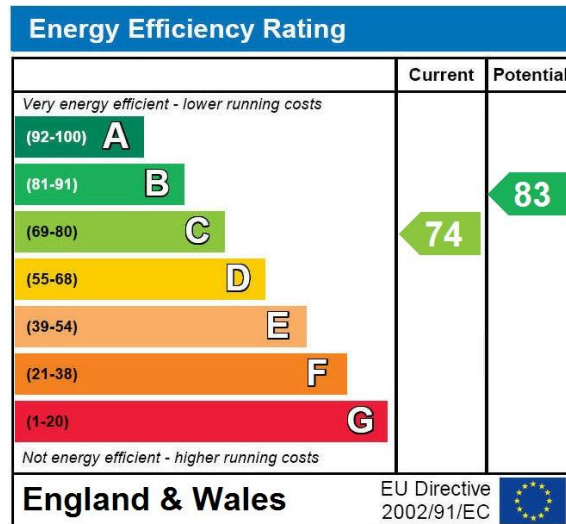
Bedroom 3



Communal Garden



View To Front



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 18/11/2025

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