

**CLAYBERGH DRIVE,  
SLEAFORD, NG34 7BG**



**£300,000**

*A rare opportunity to purchase an upgraded and immaculately presented Three Bedroom Detached Bungalow located within this small cul-de-sac setting convenient for the town centre and its amenities. The property is offered to the market with No Forward Chain and benefits from Gas Central Heating, Double Glazing and Solar Panels, and there are low maintenance gardens to the front and rear. There is Ample Parking to the front of the property with a 20'4 Attached Garage with electric door, and the full accommodation comprises Entrance Hall, Lounge, Kitchen, Three Bedrooms with En-Suite to the master bedroom, Shower Room and Conservatory. Early viewing is strongly recommended.*

#### Directions:

From our office head North and after the Tesco traffic lights turn left into Claybergh Drive. 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 coved ceiling, ceiling downlighters, smoke alarm, radiator and loft access.

**Lounge: 4.78m (15'8") x 3.33m (10'11")**

Having bay window, electric fire with surround, coved ceiling and radiator.



**Lounge**

**Dining Kitchen: 5.69m (18'8") x 2.97m (9'9")**

Having a range of matching wall and base units with worktop over, 1½ bowl composite sink with monobloc tap, integrated washing machine, pan drawers, integrated fridge and freezer, integrated eye level Neff electric oven, integrated Neff microwave, integrated four ring Neff induction hob with extractor fan over, coved ceiling, ceiling downlighters, French door to rear garden and two tall radiators.



**Further Aspect**

**Bedroom 1: 4.01m (13'2") x 2.97m (9'9")**

Having coved ceiling, radiator and French door to the Conservatory.

#### En-Suite:

Being part tiled and having low level wc, vanity hand washbasin with monobloc tap, enclosed shower cubicle with mains fed shower, heated towel radiator, coved ceiling, ceiling downlighters and extractor fan.



**Dining Kitchen**

**Conservatory: 2.46m (8'1") x 1.88m (6'2")**

Having double glazed door to garden and radiator.

**Bedroom 2: 3.63m (11'11") x 2.64m (8'8")**

Having radiator and coved ceiling.



**Bedroom 1**

**Bedroom 3: 2.64m (8'8") x 2.18m (7'2")**

Having radiator and coved ceiling

#### Shower Room:

Being part tiled and having low level w.c, vanity hand washbasin with monobloc tap, double shower cubicle with mains fed unit, airing cupboard housing the combination boiler, heated towel radiator, coved ceiling, extractor fan and ceiling downlighters.



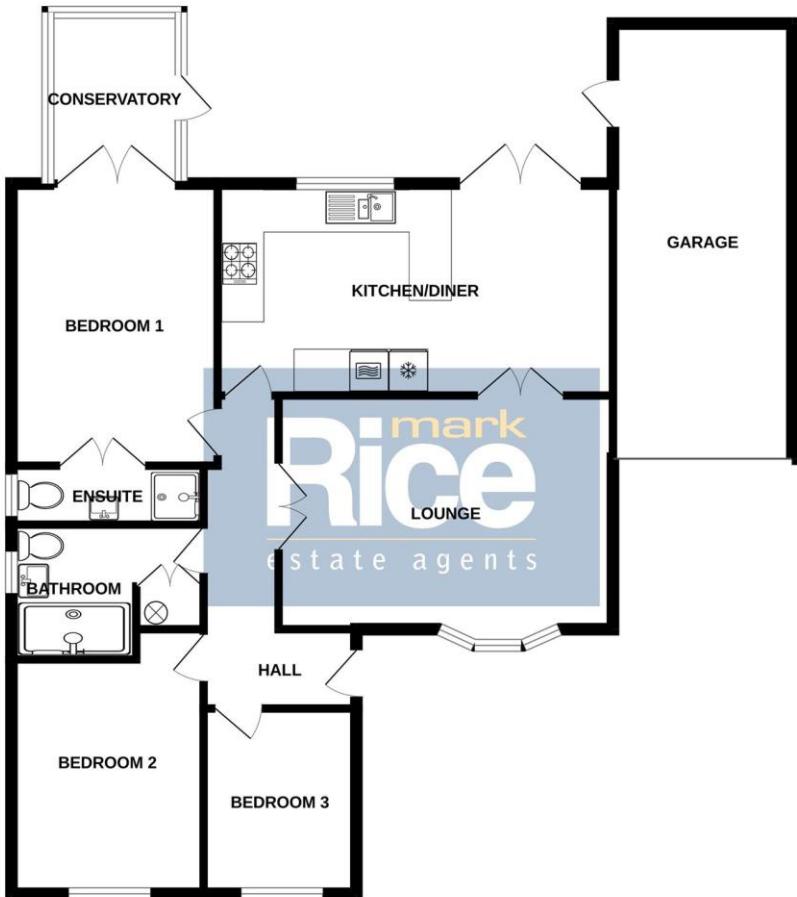
**En-Suite**

#### Outside:

The garden to the front of the property is block paved for ease of maintenance and a drive provides **Ample Parking** and approaches the **Attached Garage 6.17m (20'3") x 2.57m (8'5")** having electric door, double glazed door to the garden, loft storage and light and power points. The **West Facing Rear Garden** has been landscaped and is on two levels with gravelled areas, a patio area and a cold water tap is fitted.

Council Tax Band C.

**GROUND FLOOR**  
1010 sq.ft. (93.8 sq.m.) approx.



**TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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 service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## *Bedroom 2*



### ***Bedroom 3***



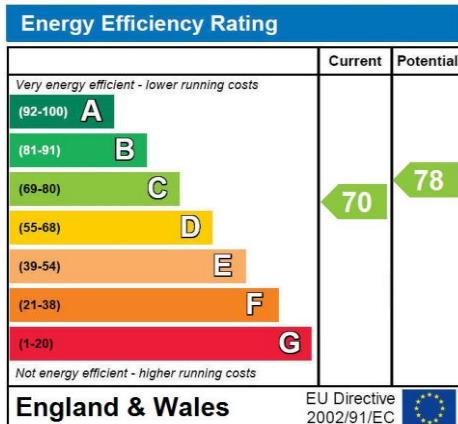
## ***Bathroom***



## *Conservatory*



## *Rear Garden*



*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 21/01/2026*

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