

**LINCOLN ROAD,  
SLEAFORD, NG34 8AB**



**£179,950**

*Located in this non estate setting to the North of town, an extended Three Bedroom Semi Detached House providing good sized accommodation just requiring a little bit of finishing off. The property is Double Glazed and has Gas Central Heating to good sized accommodation comprising Entrance Hall, 26' Lounge Diner, Extended 'L' Shaped Kitchen, Utility Room, Study, Three Double Bedrooms and Bathroom. There is Ample Parking to the front of the property and the Rear Gardens are much larger than average and have a Brick Built Store which could be used as a Workshop. This is an ideal property for someone looking to finish a project job whilst still having good sized accommodation.*

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

From our offices head North via Northgate and proceed over the Galley Hill Bridge into Lincoln Road. The property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Entrance Hall** having understairs storage cupboard, thermostat and radiator.

**Lounge Diner: 8.00m (26'3") x 3.76m (12'4")**

Having an open fireplace with wooden surround, bay window, two radiators, coved ceiling and sliding doors providing access to the rear garden.

**Kitchen: 3.91m (12'10") x 3.61m (11'10") max**

Being 'L' shaped and having range of matching wall and base units, worktop, granite 1½ bowl single drainer sink with mixer tap, integrated gas hob and electric oven, integrated dishwasher and double radiator.

**Utility Room: 1.85m (6'1") x 1.73m (5'8")**

Having wall and base units, worktop, plumbing for automatic washing machine.

**Study: 3.96m (13'0") x 1.88m (6'2")**

Having built-in cupboards, worktop, base units and radiator.

Stairs from the hall provide access to the **First Floor Landing** having access to the fully insulated loft with lighting.

**Bedroom 1: 3.56m (11'8") x 3.07m (10'1")**

Having double built-in wardrobe with mirror sliding doors, bay window and radiator.

**Bedroom 2: 3.53m (11'7") x 3.02m (9'11")**

Having radiator and a fitted wardrobe housing the boiler.

**Bedroom 3: 4.29m (14'1") narrowing to 1.96m (6'5") x 3.07m (10'1")**

Having radiator.

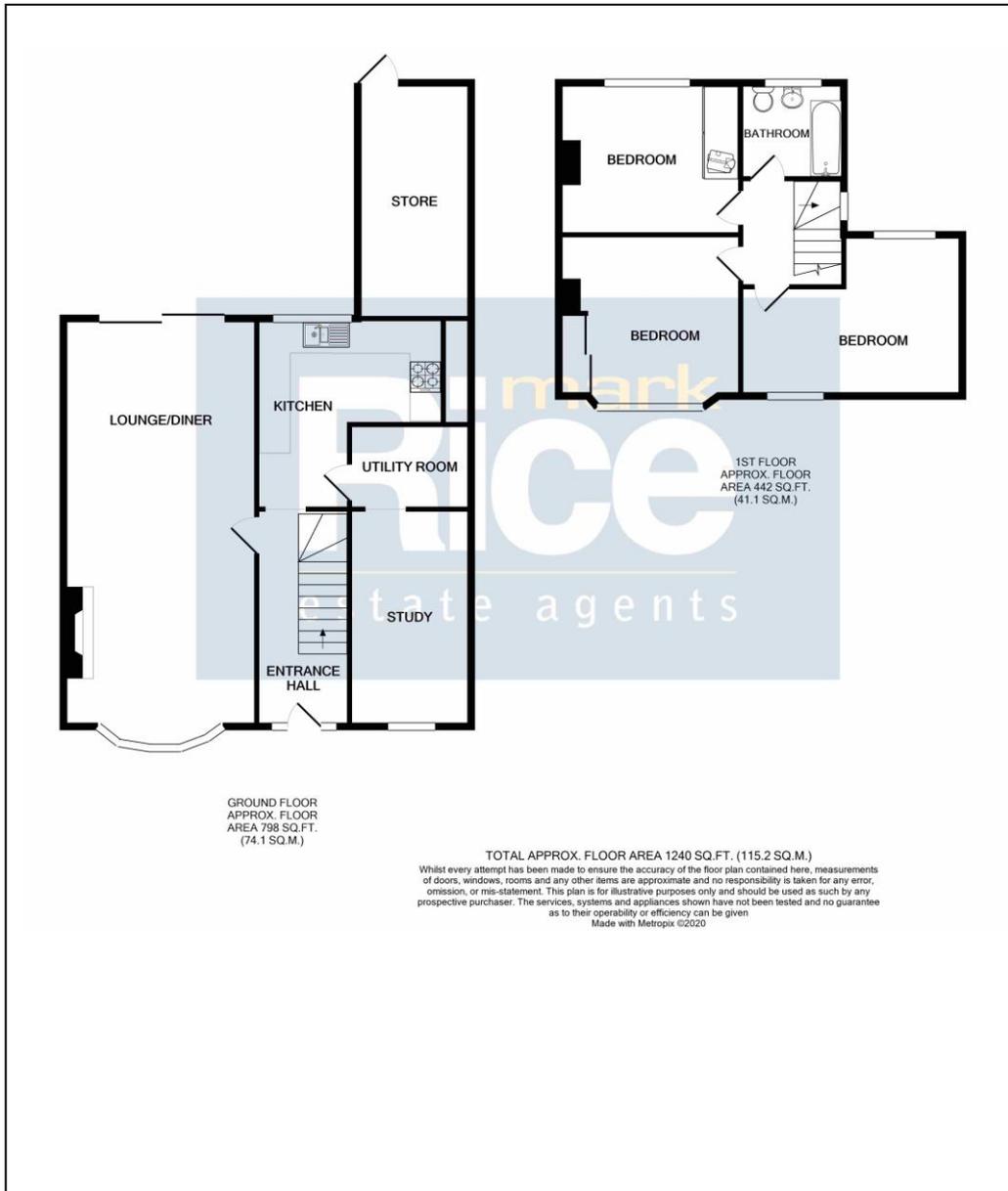
**Bathroom:**

Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, bath with shower over, built-in cupboard and heated chrome towel rail.

**Outside:**

The front garden is mainly laid to gravel providing **Ample Parking** for two to three vehicles and is enclosed by hedging. The larger than average **Rear Garden** is mainly laid to lawn and enclosed by timber fencing with patio area and mature trees. There is a Shed which has power and lighting.

**Lounge Diner****Kitchen****Study****Bedroom 1****Bedroom 2**



**Bathroom**



**Rear Garden**



**Further Aspect**

**Agents 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 8/12/2020

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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