

***MEADOWFIELD,
SLEAFORD, NG34 7AZ***



£290,000

Located within this popular residential area convenient for the town centre and with good sized gardens providing a high degree of privacy, a substantially extended Five Bedroom Detached House providing good sized and versatile accommodation. The property benefits from Gas Central Heating and Double Glazing together with a Garage and Ample Parking and the full accommodation comprises Entrance Porch, Cloakroom, 18'11 x 11'1 Dining Room, 18'7 x 11'8 Lounge, Kitchen, Utility Room, Ground Floor Lobby, Ground Floor Bedroom with En-Suite, Four Further Bedrooms to the first floor with further En-Suite to one of the bedrooms and Family Bathroom. The Rear Gardens are a particular feature of this property and viewing is highly recommended to appreciate the size of accommodation on offer.

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 continue past the Tesco traffic lights. Turn left into The Drove and turn right into Meadowfield. Continue to the 'T' junction and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the Hall.

Cloakroom:

Having low level w.c, hand washbasin and radiator.

Dining Room: 5.77m (18'11") x 3.38m (11'1")

Having two built-in cupboards and radiator.

Lounge: 5.66m (18'7") x 3.56m (11'8")

Having living flame effect gas fire with surround, double radiator, two large windows and coved ceiling.

Kitchen: 3.99m (13'1") x 2.97m (9'9")

Having wall and base units, worktop, 1½ bowl single drainer sink with monobloc tap, space for Range cooker, integral dishwasher, ceiling down lighters, feature radiator and two windows.

Utility Room: 2.59m (8'6") x 1.45m (4'9")

Having double glazed rear entrance door, worktop and plumbing for automatic washing machine.

A door from the lounge provides access to the ground floor lobby which in turn provides access to:

Bedroom 2: 3.38m (11'1") x 2.92m (9'7")

Having French doors to garden and radiator.

The lobby provides access to the:

En-Suite Wet Room:

Being fully tiled and having shower area, low level w.c and hand washbasin.

Stairs from the Dining Room provide access to the **First Floor Landing** having airing cupboard.

Bedroom 1: 4.88m (16'0") narrowing to 3.63m (11'11") x 3.25m (10'8")

Having radiator.

En-Suite:

Having separate shower cubicle with mains fed shower, low level w.c, pedestal hand washbasin and radiator.



Cloakroom



Dining Room



Lounge



Kitchen



Ground Floor Bedroom

Bedroom 3: 3.63m (11'11") x 2.67m (8'9")
Having radiator.

Bedroom 4: 3.61m (11'10") x 2.69m (8'10")
Having radiator.

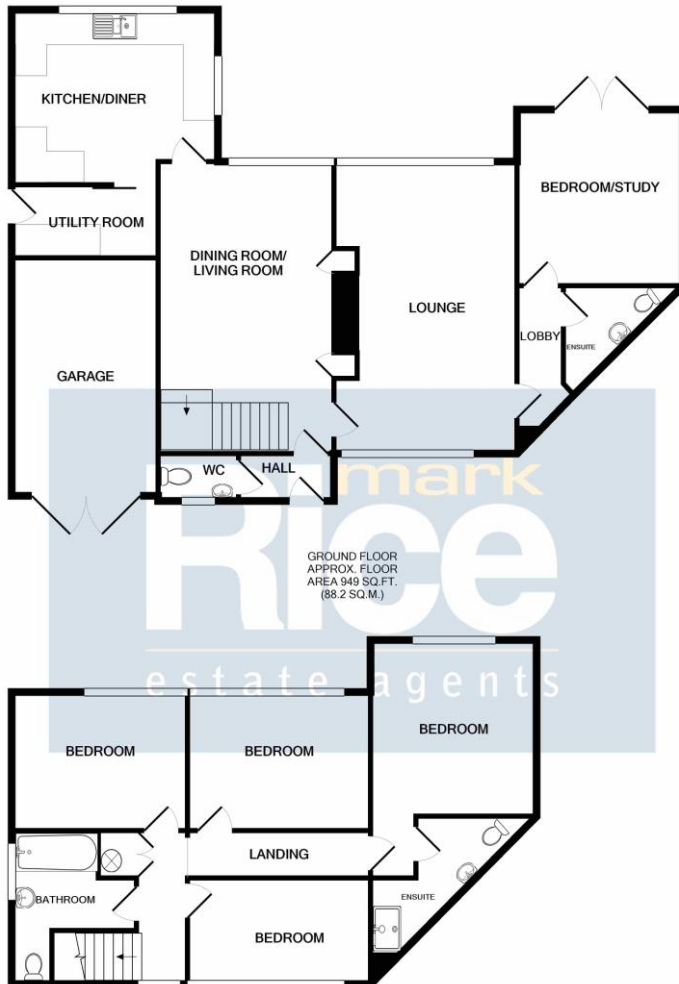
Bedroom 5: 3.58m (11'9") x 2.01m (6'7")
Having radiator.

Bathroom:

Being fully tiled and having pedestal hand washbasin, low level w.c, bath with mains fed shower over and radiator.

Outside:

The gardens to the front of the property are mainly laid to concrete and gravel and a drive provides **Parking** and approaches the **Attached Garage** with double opening doors. The main feature of the property is the particularly private and sheltered **Rear Gardens** which are laid mostly to lawn with a block paved patio area, steps down to the garden from the ground floor bedroom, various shrubs, a slabbed patio, fruit tree, **Summer House** and a cold water tap is fitted.



GROUND FLOOR
APPROX. FLOOR
AREA 949 SQ.FT.
(88.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1548 SQ.FT. (143.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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En-Suite Wet Room



Bedroom 1



En-Suite



Bedroom 3



Bedroom 4



Bedroom 5



Bathroom



Rear Garden



Further Garden 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 11/8/2020

Viewing Strictly by Appointment With Mark Rice Estate Agents

Telephone 01529 414488

A virtual tour is available to view online at www.markrice.co.uk