

***MURRAYFIELD AVENUE
SLEAFORD NG34 8GP***



New Price £445,000

A substantial Five Bedroom Detached Family Home which has undergone a scheme of improvements by the current owners including New Bathrooms, New Kitchen, Full Redecoration and New Flooring, making this a home you can move straight into. The property further benefits from Gas Central Heating, Double Glazing, a Double Garage, Ample Off Road Parking and a Landscaped Rear Garden. The good sized accommodation is arranged over three floors and comprises Entrance Hall, Lounge, Study, Ground Floor Cloakroom, Large Entertaining Kitchen and Utility Room, and to the first floor is the Master Bedroom with Dressing Area and En-Suite, Two Further Bedrooms and Family Bathroom. To the second floor there are Two Further Double Bedrooms and a Bathroom. Outside the rear garden has a sheltered entertaining area and is fully enclosed. Viewing of this property is strongly recommended to fully appreciate all the work which has been undertaken and the superbly presented space available.

Directions:

Travelling from Sleaford on the A153 towards Grantham, once out of Sleaford turn left towards Greylees and proceed over the level crossing and turn left into Willoughby Road. Follow the road as it bears to the right and take the next turning on the left into Balmoral Drive. Continue to the roundabout taking the first exit into Kinross Road and proceed to the next roundabout. Continue straight over and enter Gleneagles Drive and at the 'T' junction turn right into Murrayfield Avenue where the property is located on the right hand side.

A double glazed entrance door provides access to the Entrance Hall having understairs store cupboard and radiator.

Lounge: 6.58m (21'7") x 3.53m (11'7") max

Having media wall with built-in electric fire, shelving areas, ceiling downlighters, radiator and French doors providing access to the rear garden.

**Study: 2.97m (9'9") x 2.87m (9'5")**

Having radiator.

**Cloakroom:**

Being half tiled and having close coupled W.C, vanity hand washbasin with mixer tap, LED backlit mirror and tall towel radiator.

Kitchen Diner: 5.05m (16'7") x 3.84m (12'7")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, dual eye level electric ovens, inset five ring electric hob with cooker hood over, integrated tall fridge and freezer, integrated dishwasher, pan drawers, ceiling downlighters, Velux window, radiator and French doors providing access to the rear garden.



Utility Room: 1.90m (6'3") x 1.63m (5'4")

Having base units with worktop over, space and plumbing for washing machine, space for condensing tumble drier, wall mounted Worcester Bosch combination boiler, tiled splashbacks, ceiling downlighters, extractor fan and side entrance door.

Stairs from the hall provide access to the first floor landing having airing cupboard, two smoke alarms and radiator.

Bedroom 1: 4.04m (13'3") x 3.66m (12'0") max

Having media wall, radiator and an arch providing access to the Dressing Area.



Dressing Area: 2.54m (8'4") x 1.55m (5'1")

Having full length built-in wardrobes, ceiling downlighters and radiator.



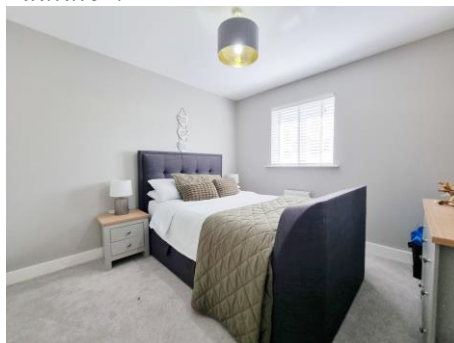
En-Suite: 2.54m (8'4") x 1.14m (3'9")

Being fully tiled and having close coupled W.C, large vanity hand washbasin with mixer tap, double shower cubicle with mains fed shower, extractor fan and tall towel radiator.



Bedroom 2: 3.12m (10'3") x 3.07m (10'1")

Having built-in double wardrobe and radiator.



Bedroom 3: 3.07m (10'1") x 2.82m (9'3") max

Having built-in double wardrobe and radiator.



Bathroom: 2.24m (7'4") x 1.98m (6'6")

Having close coupled W.C, vanity hand washbasin with mixer tap, large panelled bath with mixer tap, ceiling downlighters, extractor fan and tall towel radiator.



Stairs from the first floor landing provide access to the second floor landing having smoke alarm, Velux window and radiator.

Bedroom 4: 4.37m (14'4") x 3.53m (11'7")

Having built-in wardrobe, Velux window and radiator.



Bedroom 5: 3.66m (12'0") x 2.57m (8'5")

Having radiator.



Bathroom: 2.59m (8'6") x 1.70m (5'7")

Being part tiled and having close coupled W.C, large vanity hand washbasin with mixer tap, shower cubicle with mains fed shower, ceiling downlighters, extractor fan and radiator.



Outside:

A tarmac drive provides **Off Road Parking** for a number of vehicles and approaches the **Detached Double Garage** having two manual up and over doors, power points, lighting and personal door to the rear garden. The remainder of the front is laid to new lawn with decorative shrubs, slate borders and a paved path leads to the front door. A timber gate provides access to the **South Facing Rear Garden** having a good sized lawn area, entertaining patio area with hot tub and seating area which is partly enclosed by timber fencing under a pergola, decorative plum slate borders, further borders enclosed by railway sleepers laid to slate for ease of maintenance and a number of mature trees and hedging with a further store area and shed. An external light and cold water tap are fitted.

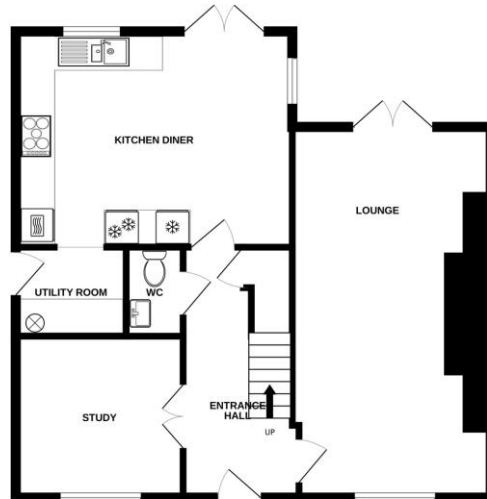


Agent's Note:

There is an annual service charge payable of £327.00.

Council Tax Band E.

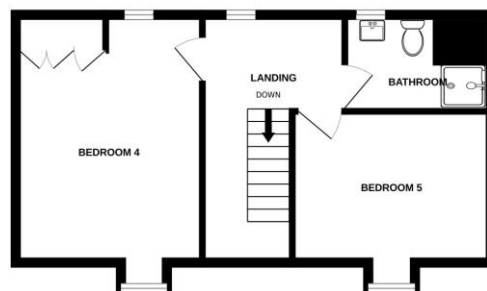
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.

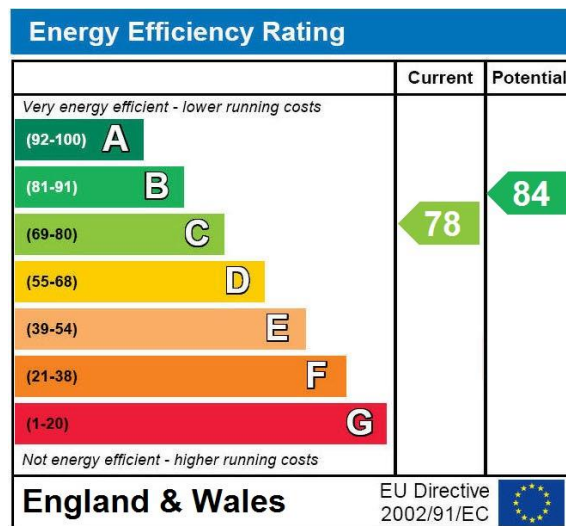


2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.6 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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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 28/04/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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