

***COVEL ROAD, HOLDINGHAM,
SLEAFORD, NG34 8BP***



New Price £245,000

A fully renovated and superbly presented Three Bedroom Detached House with a larger than average rear garden, located within this popular residential area to the North of the town providing easy access to the Holdingham roundabout and surrounding main roads. The property has undergone a scheme of improvements by the current owners to now provide a property you can move straight into, and the full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Three Spacious Bedrooms with Dressing Area off the master bedroom, and family Bathroom. The property further benefits from Gas Central Heating and Double Glazing and outside a drive approaches the Single Garage and the rear garden is South West facing and fully enclosed. To appreciate the position of this property and its overall condition, viewing is highly recommended.

Directions:

From our office head North and continue past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. Take the fourth turning on the left into Stokes Drive and then the first right turn into Covel Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap and tiled splashbacks.

Lounge: 3.76m (12'4") x 3.10m (10'2")

Having bay window with storage below, radiator and an arch providing access to the:

Dining Room: 3.10m (10'2") x 2.79m (9'2")

Having decorative wall panelling, radiator and sliding patio doors providing access to the:

Conservatory: 2.95m (9'8") x 2.87m (9'5")

Having French doors providing access to the rear garden.

Kitchen: 4.83m (15'10") x 2.64m (8'8") max

Having a range of matching wall and base units with worktop over, 1½ bowl composite single drainer sink with mixer tap, integrated single electric oven, inset four ring induction hob, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, understairs store cupboard, side entrance door and radiator.

Stairs from the hall provide access to the first floor landing having smoke alarm and loft access.

Bedroom 1: 3.40m (11'2") x 3.12m (10'3") max

Having decorative wall panelling and radiator.

Dressing Area:

Having two store areas and radiator.

Bedroom 2: 3.23m (10'7") x 3.15m (10'4") max

Having radiator.

Bedroom 3: 2.67m (8'9") x 2.21m (7'3")

Having radiator.

Bathroom: 2.84m (9'4") x 1.68m (5'6")

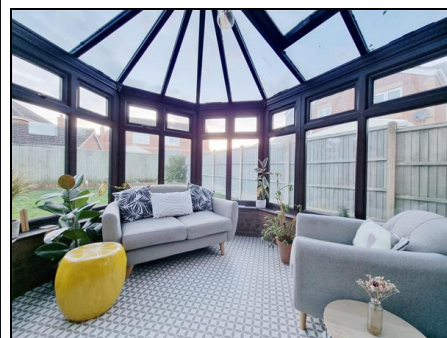
Being part tiled and having close coupled w.c, floating vanity hand washbasin with mixer tap, 'P' shaped bath with mixer tap and mains fed rainfall style shower over, extractor fan and radiator.



Lounge



Dining Room



Conservatory



Kitchen



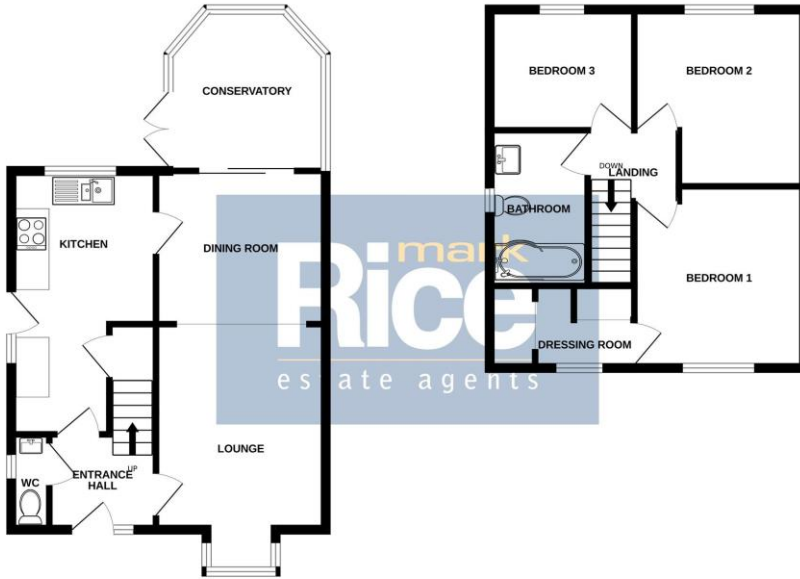
Further Aspect

Outside:

A gravelled drive provides **Off Road Parking** for two vehicles and approaches the **Detached Single Garage 5.51m (18'1") x 2.44m (8'0")** having manual up and over door, power points, lighting and personal door to the rear garden. The remainder of the front garden is laid to lawn with slate borders for ease of maintenance. A timber gate provides access to the **Rear Garden** which is South West facing and laid mostly to lawn with two patio areas and raised borders enclosed by brick walling, all enclosed by timber fencing. An external 13 amp power point and cold water tap are fitted.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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



Bedroom 2



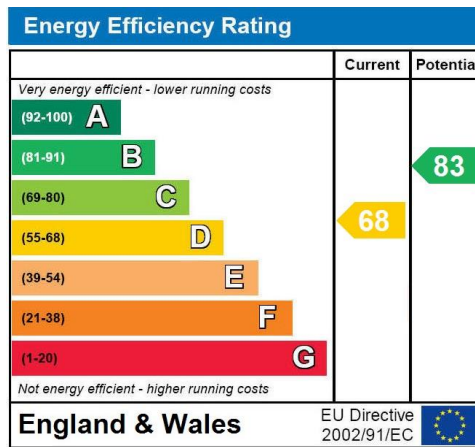
Bedroom 3



Bathroom



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