

***LINNET WAY,
SLEAFORD, NG34 7UB***



£205,000

Located in this small cul-de-sac setting and having a particularly private South Facing Rear Garden, a well presented and improved Three Bedroom Semi Detached House with more than Ample Parking and convenient for the town centre. The immaculate property has Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Lounge with Dining Area off, Kitchen, Three Bedrooms and Bathroom. The good sized rear garden forms a sun trap retreat and early viewing of this property is highly recommended.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and turn right towards the Handley Monument. Filter left and after the level crossing turn right and proceed into Grantham Road. Take the fourth turning on the right into Linnet Way where the property is located on the right hand side as indicated by our 'For Sale' board.

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

Lounge: 4.39m (14'5") x 4.32m (14'2") max

Having radiator and understairs store cupboard and open plan to the:

Dining Area: 4.14m (13'7") x 2.03m (6'8")

Having radiator.

Kitchen: 3.17m (10'5") x 2.16m (7'1")

Having a range of wall and base units with worktop over, 1½ bowl inset sink with monobloc tap, built-in oven, electric hob with cooker hood over, tiled splashbacks, space for fridge freezer, wall mounted boiler, double radiator and double glazed rear entrance door.

Stairs from the hall provide access to the First Floor Landing having loft access and built-in cupboard.

Bedroom 1: 4.47m (14'8") x 2.64m (8'8") narrowing to 2.01m (6'7")

Having radiator.

Bedroom 2: 3.35m (11'0") x 2.44m (8'0")

Having radiator.

Bedroom 3: 1.98m (6'6") x 1.85m (6'1")

Having radiator.

Bathroom:

Having vanity hand washbasin with mixer tap and built-in cupboard, bath with mixer tap and mains fed shower over, low level wc, chrome towel radiator and tiled splashbacks

Outside:

The garden to the front of the property is gravelled to provide **Parking** and the **South Facing Rear Garden** is laid to lawn and has a patio and shed. A cold water tap is fitted.

Council Tax Band B.



Lounge



Further Aspect



Dining Area



Kitchen



Bedroom 1

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.8 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 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 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 23/02/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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