

***RIPON DRIVE,
SLEAFORD, NG34 8UF***



£240,000

A spacious Four Bedroom Detached Bungalow located in a popular residential area to the North of the town, providing ease of access both in and out of Sleaford. The property has been well maintained by its current owners and benefits from Gas Central Heating, Double Glazing, Ample Off Road Parking and a Single Detached Garage. The full accommodation comprises Dining Kitchen, 21'9 Lounge, Four Good Sized Bedrooms and Shower Room. Outside, a drive provides Off Road Parking with a Car Port leading to the Garage, and the Rear Garden is designed with ease of maintenance in mind and is fully enclosed and particularly private.

Directions:

From our office head North and proceed past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and take the first turning on the right into Ely Street. Turn left at the 'T' junction into Ripon Drive 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:

Kitchen: 4.95m (16'3") x 3.07m (10'1") max

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, single inset eye level electric oven, inset four ring gas hob with stainless steel cooker hood over, tiled splashbacks, space and plumbing for dishwasher, space for fridge freezer, two store cupboards, further store cupboard housing the gas central heating boiler, ceiling downlighters, tiled floor and side entrance door.

Lounge: 6.63m (21'9") x 3.66m (12'0")

Having gas fire with surround, dado rail, three wall light points, coved ceiling and radiator.

Inner Hall: Having store cupboard, smoke alarm and loft access.

Bedroom 1: 3.68m (12'1") x 3.56m (11'8") max

Having radiator.

Bedroom 2: 3.56m (11'8") x 2.59m (8'6")

Having coved ceiling and radiator.

Bedroom 3: 3.68m (12'1") x 2.67m (8'9")

Having radiator.

Shower Room:

Having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed shower, mermaid board splashbacks and radiator.

Outside:

A concrete drive provides **Off Road Parking** with wrought iron gates leading to the **Car Port** providing further parking. This leads to the **Detached Garage** having manual up and over door and lighting. The remainder of the front garden has been laid to gravel to provide further parking, if required, with a well maintained lawn area and well stocked borders, fully enclosed by brick walling. The **Rear Garden** is South facing and has a large patio area, lawn area, gravelled area, further bedding area and greenhouse, all partially enclosed by a combination of timber fencing and brick walling. A cold water tap is fitted to the side of the property.

Council Tax Band C



Kitchen



Further Aspect



Lounge

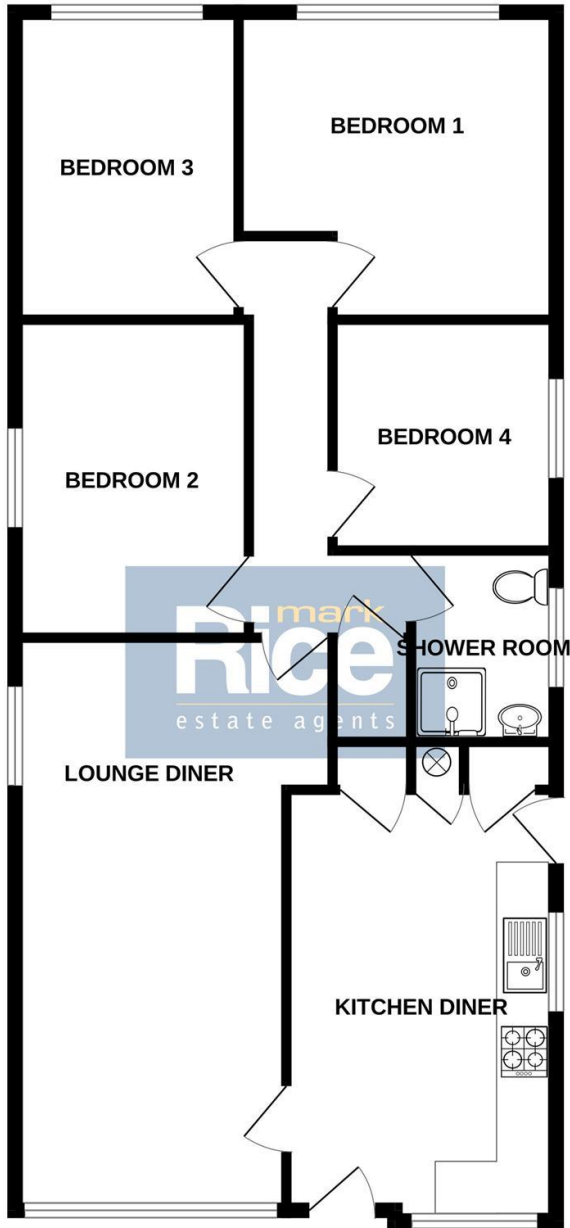


Further Aspect



Bedroom 1

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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



Front Aspect

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 01/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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