

DRAFT

***GRAMPIAN CLOSE,
SLEAFORD, NG34 7WA***



£400,000

****** MUST BE VIEWED *** Located in one of the town's most prestigious areas in a quiet tucked away position at the head of the cul-de-sac and offered to the market with No Onward Chain, this Detached Bungalow has a DOUBLE GARAGE, Ample Parking and Good Sized Gardens. Benefitting from Gas Central Heating and Double Glazing, the full accommodation comprises Reception Hall, Good Sized Lounge, 17'4 Dining Kitchen, 13'9 x 10'8 Conservatory, Separate Dining Room or potential fourth bedroom, Three Bedrooms and Shower Room. Outside there is Parking for a number of vehicles and the remainder of the plot forms a quiet and peaceful retreat. There is the potential to extend this bungalow if required (subject to the necessary permissions).***

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossings turn right into Grantham Road. Take the sixth turning on the right hand side into Clayhill Road and turn right again into Brecon Way. Turn right into Grampain Close and at the 'T' junction turn right and the property is located at the head of the cul-de-sac.

Entrance door provides access to the **Reception Hall** having radiator.

Cloakroom:

Having low level w.c, hand washbasin, radiator, tiled splashbacks and extractor fan.

Lounge: 5.03m (16'6") x 3.96m (13'0") Having two windows, living flame effect gas fire with surround, radiator, dado rail, two wall light points, coved ceiling and double opening doors to the hall.

Dining Room: 3.53m (11'7") x 2.92m (9'7")

Having bay window, French doors to hall, dado rail, radiator and coved ceiling.

Dining Kitchen: 5.28m (17'4") x 3.96m (13'0") max

Having range of wall and base units, worktop, inset gas hob, built-in oven, cooker hood, 1½ bowl single drainer sink with monobloc tap, radiator, tiled splashbacks, boiler and French doors providing access to the:

Conservatory: 4.19m (13'9") x 3.25m (10'8")

Having double radiator, French doors to patio and further personal door to separate elevation.

Inner Hall:

Having airing cupboard and loft access with light.

Bedroom 1: 3.96m (13'0") x 3.66m (12'0")

Having built-in single and double wardrobes, radiator and coved ceiling.

Bedroom 2: 3.25m (10'8") x 2.92m (9'7")

Having built-in single and double wardrobes, radiator and coved ceiling.

Bedroom 3: 2.84m (9'4") extending to 3.25m (10'8") x 2.62m (8'7")

Having radiator and coved ceiling.

Shower Room:

Having electric shower unit, low level w.c, wall mounted hand washbasin with mixer tap, tiled splashbacks and white towel radiator.



Lounge



Dining Room



Kitchen Diner



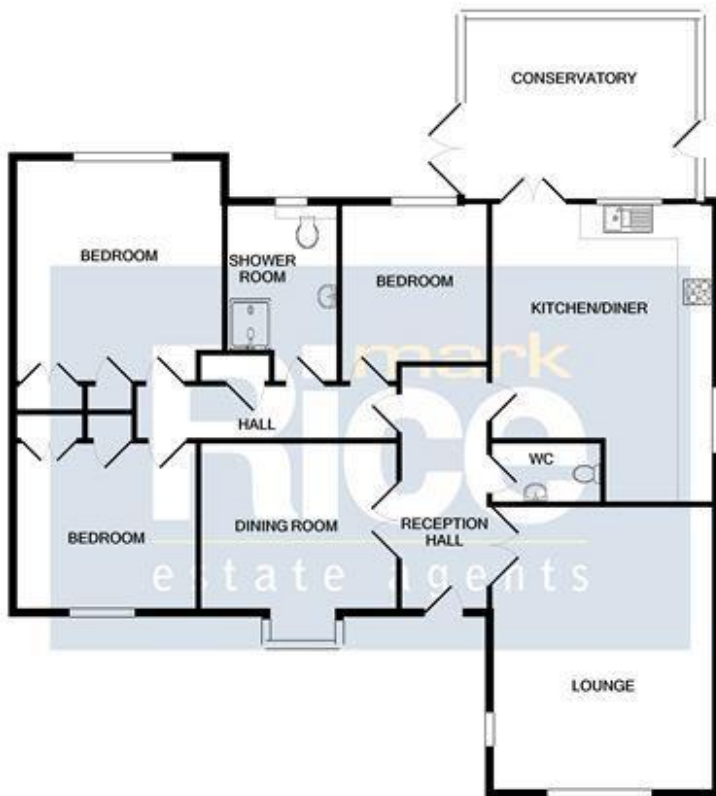
Further Aspect



Conservatory

Outside:

The bungalow is approached by a large block paved drive providing Parking for a number of vehicles and this approaches the Detached Double Garage 5.23m (17'2") x 4.95m (16'3") having twin up and over doors (one being electric) loft storage, side door and light and power points. The remainder of the front gardens are laid to lawn with low maintenance borders and a path approaching the garage personal door and a further gate to the Side Garden being mainly laid to gravel and having Two Sheds. The Rear Gardens have a patio adjacent to the bungalow with a dwarf wall, lawns, borders, a Greenhouse and one of the main features is a Pergola walkway approaching the fish pond. A cold water tap is fitted.



TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.9 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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Bedroom 1



Bedroom 3



Shower Room



Rear Garden



Drive & Garage



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 04/09/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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