

***HOOD CLOSE,
SLEAFORD, NG34 7WJ***



£280,000

A spacious Four Bedroom Detached House located within this particularly popular residential area to the South of Sleaford and offers Ensuite bathroom, Two Reception Rooms, Kitchen Diner, Downstairs Cloakroom, and Fully Enclosed Rear Gardens. The property benefits from Gas Central Heating and Double Glazing, with the full accommodation comprising Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Utility Room, Four Bedrooms, Ensuite to the Master Bedroom, and Family Shower Room. Outside there is a drive providing Off Road Parking, Single Integral Garage with New Electric Door, and gardens to the front and rear with the Rear Gardens being West Facing.

Double glazed door provides access to the Entrance Hall having smoke alarm, coved ceiling, and radiator.

Lounge: 3.20m (10'6") x 4.32m (14'2")

Having fire place surround, bay window, coved ceiling, radiator, and glazed doors providing access to the Dining Room.

Dining Room: 2.90m (9'6") x 2.67m (8'9")

Having coved ceiling, radiator, and French doors providing access to the rear garden.

Cloakroom:

Having close coupled w.c., floating corner vanity hand washbasin with mixer tap, tiled splashbacks, extractor fan, and radiator.

Kitchen Diner: 4.17m (13'8") x 2.67m (8'9")

Having a range of matching wall and base units with worktop over, 1 ½ bowl inset stainless steel drainer sink with mixer tap, integrated electric oven, inset four ring Gas hob with matching unit cooker hood over, space for fridge freezer, space and plumbing for dishwasher, tiled splashbacks, ceiling downlighters, and radiator.

Utility Room: 1.73m (5'8") x 1.78m (5'10")

Having base unit with worktop over, space and plumbing for washing machine, space for tumble dryer, wall mounted Gas central heating boiler, tiled splashbacks, and rear entrance door.

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access, airing cupboard, and smoke alarm.

Bedroom 1: 3.23m (10'7") x 4.06m (13'4") max

Having two double built-in wardrobes and radiator.

Ensuite: 2.24m (7'4") x 1.37m (4'6")

Having close coupled w.c., pedestal hand washbasin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, shaver point, extractor fan, and radiator.

Bedroom 2: 3.76m (12'4") x 3.58m (11'9")

Having built-in double wardrobe, further store cupboard, and two radiators.

Bedroom 3: 2.84m (9'4") x 3.05m (10'0")

Having radiator.

Bedroom 4: 2.69m (8'10") x 2.06m (6'9")

Having radiator.

Shower Room: 2.06m (6'9") x 2.08m (6'10")

Being part tiled and having close coupled w.c., pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, shaver point, extractor fan, and radiator.



Lounge



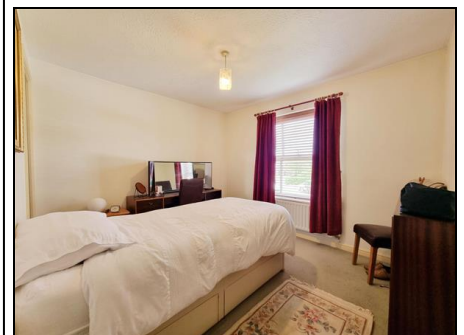
Dining Room



Kitchen Diner



Utility Room



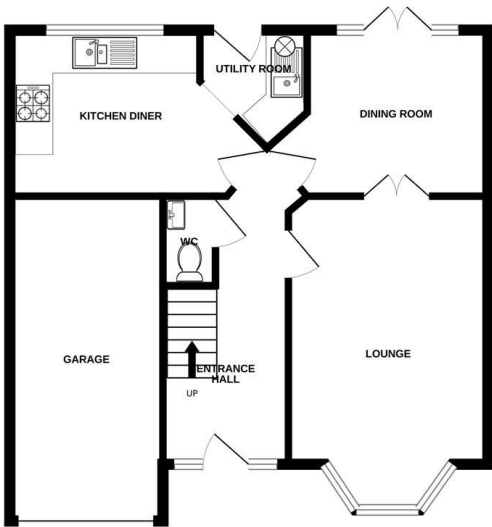
Bedroom 1

Outside:

A tarmac drive provides off road parking and approaches the integral single garage 2.46m (8'1") x 5.23m (17'2") having electric roller door fitted in 2025, light and power points. The gardens to the front are laid to lawn with well stocked borders and patio path leading to the front entrance door. A timber gate provides access to the West facing rear gardens which are laid mostly to lawn with gravelled path, patio, borders stocked with a variety of mature hedges and shrubs, all enclosed by timber fencing.

Council Tax Band: C

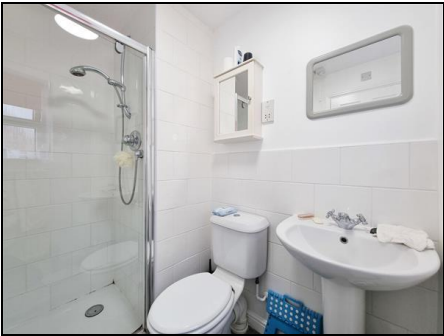
GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



Pricemark
1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.
estate agents



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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Ensuite



Bedroom 2



Shower Room



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 23/06/26

Viewing Strictly by Appointment With Mark Rice Estate Agents
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