

***ST EDMUNDS ROAD,  
SLEAFORD, NG34 7LS***



***New Price £350,000***

***A spacious and well presented Three Bedroom Detached Family Home, located in a non estate setting within easy access of the town centre and offering a West Facing Rear Garden, Garage and Ample Parking. The property has undergone a scheme of improvements in recent years including a New 29'4 Living Kitchen (installed two years ago) and New Bathroom (installed in 2024), whilst sympathetically restoring original features such as picture rails and solid Oak flooring. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Lounge with bay window, large Living Kitchen with bay window, Three Good Sized Bedrooms and Family Bathroom. Outside there is Off Road Parking for two vehicles leading to the Attached Single Garage and the rear garden is a particular feature of this property as it is West Facing and particularly private. This property must be viewed to appreciate the superb features it offers and its convenient location.***

**Directions:**

From our office head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. At the 'T' junction turn right into Grantham Road and turn immediately left into St Edmunds Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A timber door provides access to the **Entrance Hall** having understairs store cupboard, dado rail, decorative panelling, ceiling downlighters, smoke alarm, Herringbone Oak flooring and radiator.

**Lounge: 4.19m (13'9") x 3.89m (12'9")**

Having bay window, feature fireplace, picture rail and radiator.

**Living Kitchen: 8.94m (29'4") x 3.76m (12'4") max**

Being replaced in 2023 and having base units with worktop over, inset Belfast sink with mixer tap, a range of integrated appliances including single electric oven, microwave, fridge freezer, inset induction hob and washing machine, tiled splashbacks, ceiling downlighters, breakfast bar, large bay window with French doors providing access to the garden, picture rail, Herringbone Oak flooring, radiator and further tall radiator.

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

**Bedroom 1: 3.91m (12'10") x 3.58m (11'9")**

Having bay window, picture rail and radiator.

**Bedroom 2: 3.73m (12'3") x 3.58m (11'9")**

Having picture rail and radiator.

**Bedroom 3: 2.90m (9'6") x 2.49m (8'2")**

Having picture rail and radiator.

**Bathroom:**

Being replaced in 2024 and having concealed cistern w.c, vanity hand washbasin with mixer tap, bath with mixer tap, separate double shower cubicle with mains fed shower, tiled splashbacks, tiled floor and tall radiator.

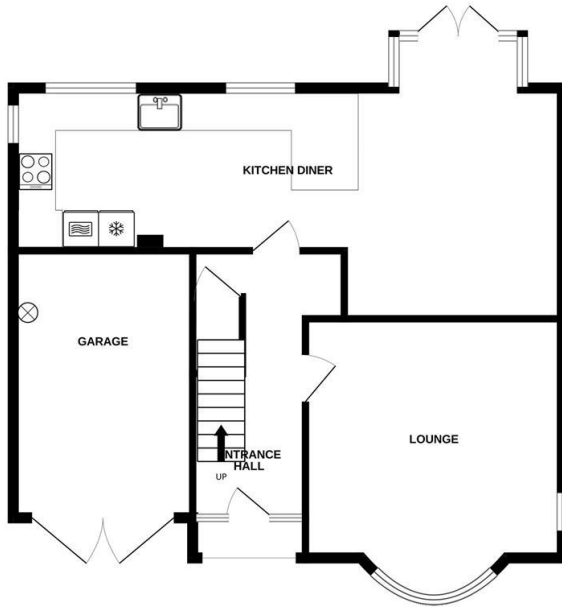
**Outside:**

A concrete drive provides **Off Road Parking** for two vehicles and approaches the **Attached Garage 4.47m (14'8") x 2.44m (8'0")** having side hinged doors, wall mounted combination boiler (replaced in 2020), power points and lighting. A gravelled area provides further parking, and the remainder of the front garden is laid mostly to lawn with decorative and well stocked borders, all partially enclosed by timber fencing and hedging. A timber gate provides access to the **West Facing Rear Garden** which is laid predominantly to lawn with a good size patio area, space for shed, further raised patio area with pergola and timber wind shield and side area laid to gravel, all fully enclosed by a combination of timber fencing and mature hedging. A cold water tap is fitted.

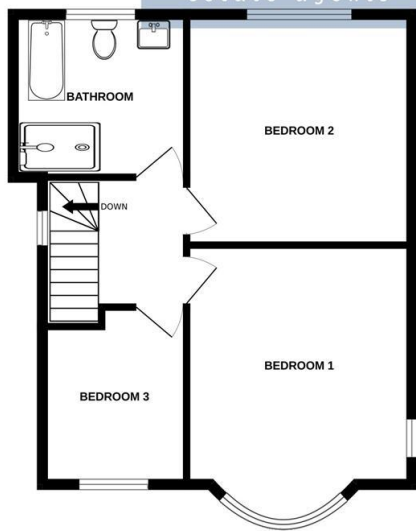
**Lounge****Living Kitchen****Further Aspect****Further Aspect****Bedroom 1**

Council Tax Band C.

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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**



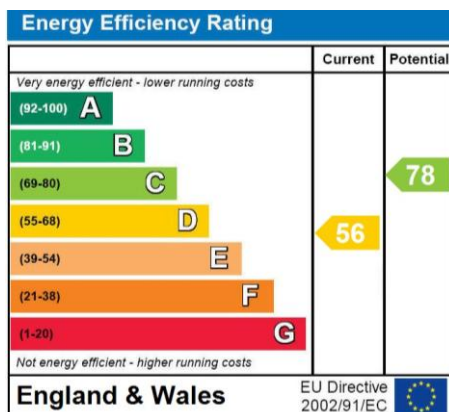
**Rear Garden**



**Further Aspect**



***Further Garden 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 15/09/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**