

***ANCASTER DRIVE,
SLEAFORD, NG34 7LY***



£185,000

Located in this popular residential area to the South of the town and offered to the market with No Forward Chain, a spacious Three Bedroom Semi Detached House with Off Road Parking and Enclosed Rear Garden.

The property would benefit from some cosmetic updating however offers Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom. Outside to the front is a gravelled drive providing Off Road Parking for several vehicles and the rear garden is particularly private and not overlooked.

Directions:

From our office, turn right into Westgate and follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and at the 'T' junction turn right into Grantham Road. Take the third turning on the left into Ancaster Drive and follow the road as it bears to the left where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having smoke alarm and radiator.

Lounge: 3.99m (13'1") x 3.89m (12'9")

Having bow window, radiator and an arch providing access to the:

Dining Room: 2.62m (8'7") x 2.36m (7'9")

Having understairs store cupboard and radiator.

Kitchen: 2.62m (8'7") x 2.44m (8'0")

Having a range of matching wall and base units with worktop over, 1½ bowl composite single drainer sink with mixer tap, integrated electric oven, inset four ring gas hob with matching unit cooker hood over, tiled splashbacks, wall mounted Baxi combination boiler, space and plumbing for washing machine and side entrance door.

Stairs from the hall provide access to the first floor landing having smoke alarm and airing cupboard.

Bedroom 1: 4.01m (13'2") x 2.67m (8'9") max

Having radiator.

Bedroom 2: 2.97m (9'9") x 2.64m (8'8")

Having radiator.

Bedroom 3: 2.46m (8'1") x 2.16m (7'1")

Having radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, and radiator.

Outside:

To the front of the property is a gravelled drive providing **Off Road Parking** and a paved path leads to the front entrance door. A picket fence with gate provides access to the **Rear Garden** which is laid mostly to lawn with a patio, border, gravelled area and timber shed, all fully enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band B



Lounge



Dining Room



Kitchen



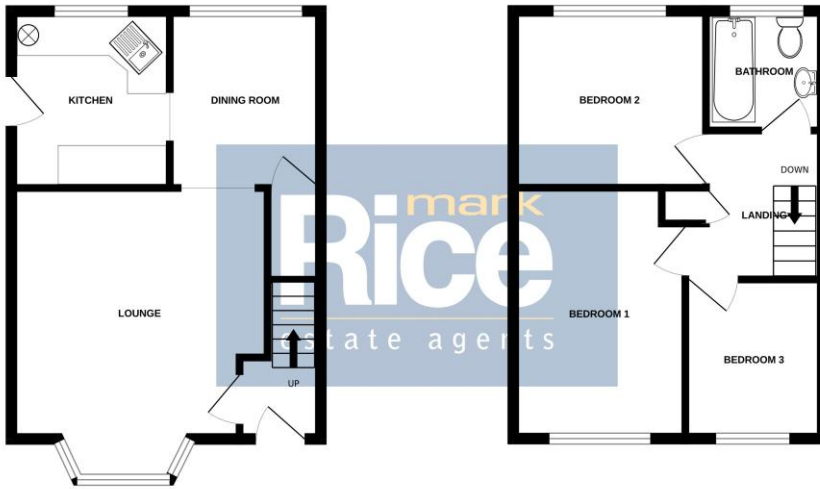
Bedroom 1



Bedroom 2

GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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.
Made with Metropia C0206



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	78
(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 02/02/2026

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