

***MEADOWFIELD,
SLEAFORD, NG34 7BA***



£220,000

Located in this popular residential area close to the town centre and offered to the market with No Forward Chain, a Two Bedroom Detached Bungalow with Ample Off Road Parking, Fully Enclosed South Facing Rear Garden and Detached Garage with Workshop. The property benefits from Gas Central Heating and full Double Glazing and has accommodation comprising Entrance Hall, Lounge, Two Double Bedrooms, Breakfast Kitchen and Bathroom. Outside, a drive provides Off Road Parking and approaches the Detached Garage and Workshop to the rear, and the rear garden is particularly private.

Directions:

From our office head North and proceed past the Tesco traffic lights and take the second turning on the left into The Drove. Take the first turning on the right into Meadowfield and proceed to the 'T' junction. Turn left and 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 loft access, smoke alarm and coved ceiling.

Lounge: 4.19m (13'9") x 3.53m (11'7")

Having wall mounted electric fire, coved ceiling and radiator.

Kitchen Diner: 3.68m (12'1") x 3.51m (11'6")

Having a range of matching wall and base units with worktop over, single drainer inset stainless steel sink with pillar taps, double eye level electric oven, inset four ring gas hob with stainless steel cooker hood over, tiled splashbacks, separate store cupboard housing the gas central heating boiler and with plumbing for washing machine, radiator and side entrance door.

Bedroom 1: 3.58m (11'9") x 3.51m (11'6")

Having coved ceiling and radiator.

Bedroom 2: 3.71m (12'2") x 2.64m (8'8")

Having coved ceiling and radiator.

Bathroom:

Being part tiled and having close coupled w/c, pedestal hand washbasin with pillar taps, double width shower cubicle with mains fed unit, airing cupboard, extractor fan and chrome towel radiator.

Outside

A tandem drive provides **Off Road Parking** for two vehicles and approaches the **Detached Garage 4.44m (14'7") x 2.90m (9'6")** having electric up and over door, power and lighting and door to the **Workshop 2.90m (9'6") x 2.26m (7'5")** having power, lighting and personal door to the rear garden. The remainder of the front is laid to lawn with decorative shrubs and hedging, partially enclosed by a brick wall. A path leads to the **South Facing Rear Garden** which is predominantly laid to lawn with a paved path, raised patio area with Greenhouse, decorative gravelled borders and two raised bedding areas, all enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band B.



Lounge



Kitchen Diner



Further Aspect



Bedroom 1



Bedroom 2

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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 read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(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 03/11/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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