

***SPRING GARDENS,  
SLEAFORD, NG34 7AU***



***£90,000***

***A Delightful one bedroom maisonette situated within walking distance of the town centre and its amenities with an allocated parking space and benefiting from gas central heating and double glazing. The property is tucked away in a cul-de-sac setting and has accommodation comprising entrance porch, entrance hall with stairs to the, lounge, kitchen, bedroom, and bathroom, Outside is a small balcony to the rear of the property, which is west facing and a low maintenance garden to the front.***

**Directions:**

From our offices head North and proceed past the Tesco traffic lights and take the second turning on the left into the drove. Take the second turning on the right into Newfield Road and turn right again, follow the road as it bears to the right and continue into Spring Gardens where the property is located straight ahead.

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Double glazed entrance door provides access to the lobby with cupboard housing the Worcester Bosch combination boiler and further UPVC double glazed entrance door leading to the entrance hall having under stairs, cupboard and radiator.

Stairs from the entrance hall provides access to the **Landing** having store cupboard, snug area, and smoke alarm.

**Lounge:** 4.42m (14'6") x 2.54m (8'4")

Having loft access, smoke alarm and radiator.

**Bedroom:** 2.90m (9'6") x 2.34m (7'8")

**Kitchen:** 2.08m (6'10") x 1.88m (6'2")

Having matching wall and base units with work top over. Single inset stainless steel drainer sink with pillar taps. Space and plumbing for washing machine. Space for under counter fridge, inset electric hob with cooker hood over, and tiled splash backs.

**Bathroom** 2.26m (7'5") x 1.68m (5'6")

Being fully tiled and having close coupled WC. Pedestal hand wash basin with pillar taps, panelled bath with Victorian style mixer tap and main shower attachment, separate main shower with shower curtain, and radiator.

**Outside:**

To the front is a small low-maintenance garden area which is later patio and gravel for ease of maintenance and to the rear is a timber constructed balcony with external lighting.

**Council Tax Band: A**



**Lounge**



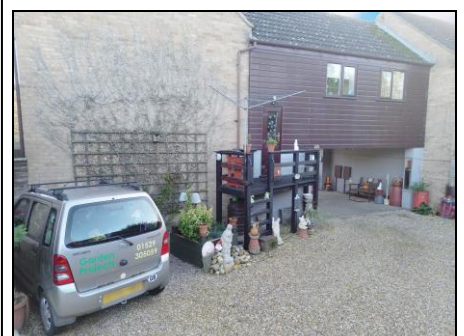
**Bedroom**



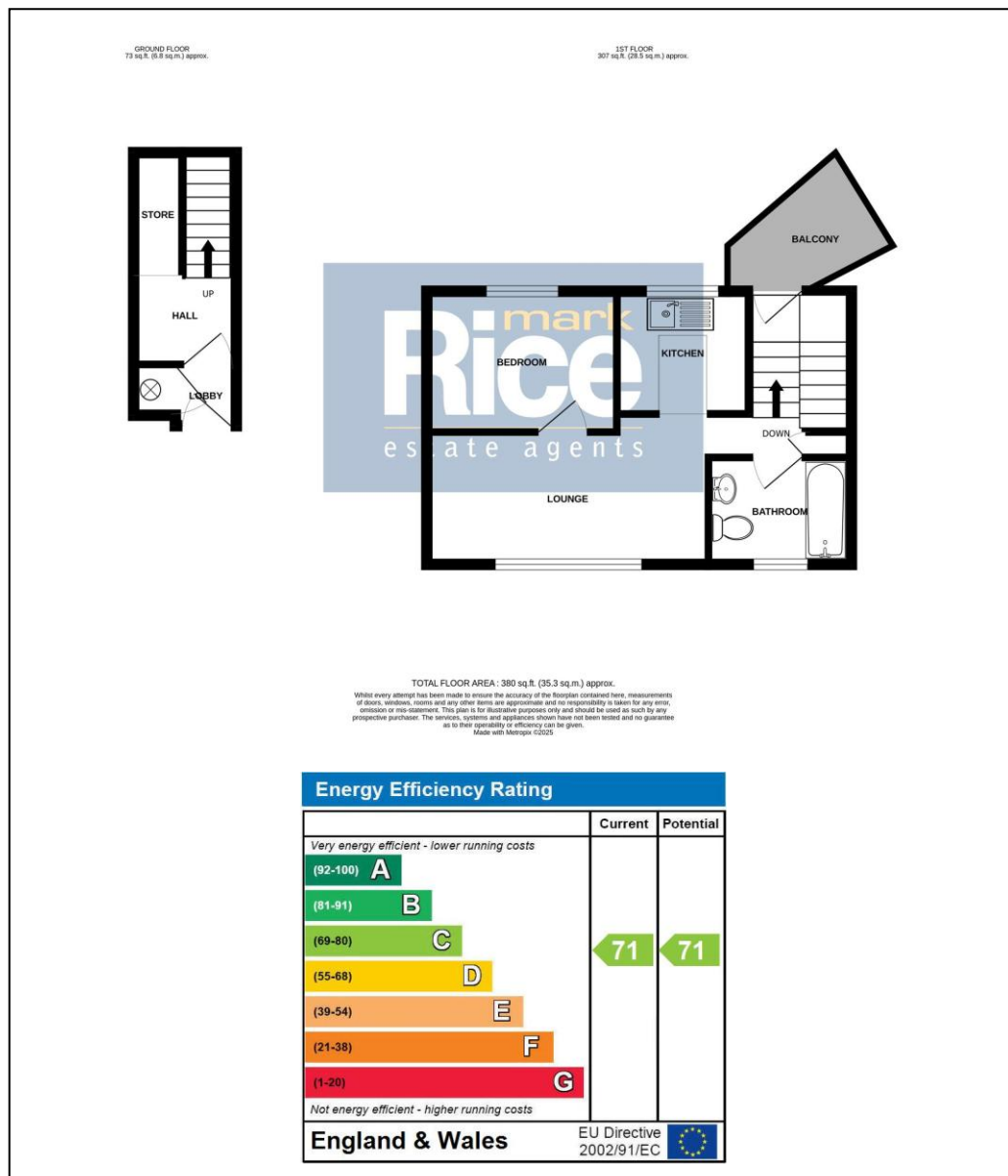
**Kitchen**



**Bathroom**



**Balcony**



**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 18/6/25

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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