

DRAFT

***SANDHURST CRESCENT,
SLEAFORD, NG34 7PE***



£170,000

Located towards the head of a Cul-De-Sac within this popular residential area to the South of the town, a Well Presented Two Bedroom Semi-Detached House offering more than Ample Off Road Parking, Fully Enclosed Rear Gardens, Two Reception Rooms, and offered to the market with No Onward Chain. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Porch, Lounge, Dining Room, Kitchen, Two Bedrooms, and Wet-room Style Shower Room. Outside to the front is an extensive gravelled drive, and the rear gardens are South Facing. Viewing of the property is recommended to fully appreciate the overall condition, together with its peaceful yet convenient setting.

Double glazed entrance door provides access to the porch which in turn leads to the lounge.

Lounge: 3.99m (13'1") x 4.09m (13'5")

Having bow window, coved ceiling, smoke alarm, and radiator.

Dining Room: 2.06m (6'9") x 2.54m (8'4")

Having French doors to the rear garden, radiator, and arch to the kitchen.

Kitchen: 1.75m (5'9") x 2.54m (8'4")

Having a range of matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, space for electric cook with stainless steel cooker hood over, space and plumbing for washing machine, and tiled splashbacks.

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

Bedroom 1: 3.99m (13'1") x 3.28m (10'9")

Having store cupboard (formerly the airing cupboard) and radiator.

Bedroom 2: 2.06m (6'9") x 3.35m (11'0")

Having radiator.

Shower Room: 1.78m (5'10") x 1.85m (6'1")

Having close coupled w.c., pedestal hand washbasin with pillar taps, electric shower with shower curtain, tiled splashbacks, extractor fan, and radiator.

Outside:

A large, gravelled drive to the front provides off road parking for several vehicles. The front gardens are laid to lawn with ash tree, further gravelled area to the side of the property and a timber gate provides access to the rear gardens which are South facing, laid mostly to lawn with patio area, several borders with decorating hedging and shrubbery, all enclosed by timber fencing and a timber shed is included.

Council Tax Band: A



Lounge



Dining Room



Kitchen



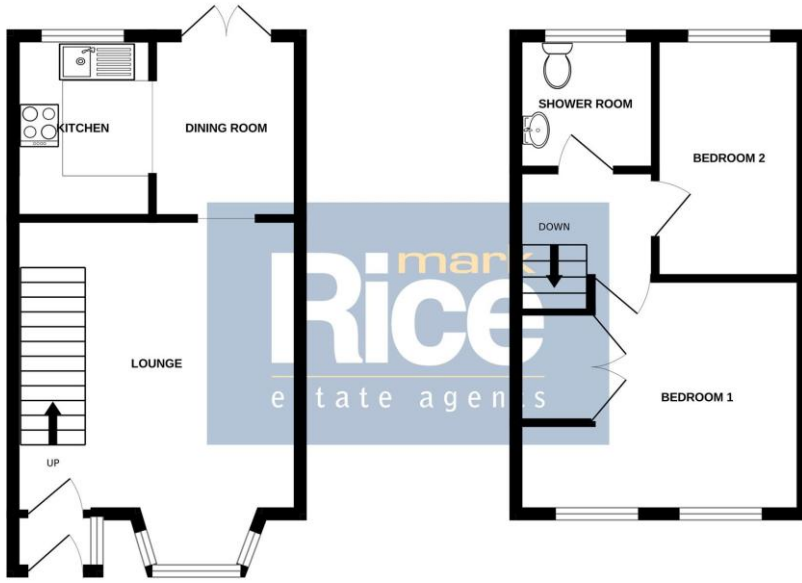
Bedroom 1



Bedroom 2

GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

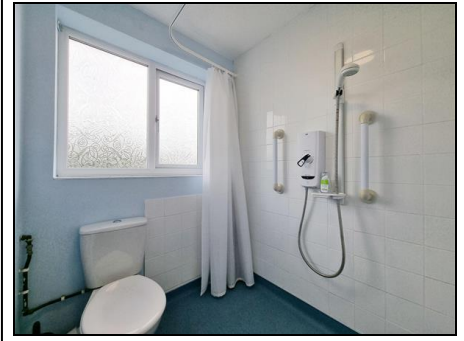
1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.

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Shower Room



Rear Garden



Further 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 12/06/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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