

***WALNUTGARTH,
SLEAFORD, NG34 7FL***



£210,000

Tucked away at the head of this quiet cu-de-sac and situated on a generous corner plot, a Three Bedroom Detached Bungalow offered to the market with No Forward Chain. The property would benefit from some cosmetic updating, however, benefits from Gas Central Heating and Double Glazing, and the accommodation comprises Entrance Hall, Lounge with an arch to the Dining Room, Kitchen, Three Bedrooms, Conservatory and Bathroom. Outside, there is Ample Off Road Parking to the front with a Garage, and the front garden could be further landscaped to provide additional parking. The Rear Garden is particularly private and to fully appreciate the peaceful and convenient setting of this property, early viewing is recommended.

Directions:

From our office, head South and follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Take the first turning on the right into Russell Crescent and take the fifth turning on the right into Forum Way. Take the first turning on the right into Walnutgarth and proceed to the head of the cul-de-sac where the property is located on the right hand side as indicated by our 'For Sale' board.

A timber entrance door provides access to the Entrance Hall having loft access, smoke alarm and radiator.

Lounge: 3.78m (12'5") x 3.45m (11'4")

Having bow window, coved ceiling, radiator, gas fire with surround and an arch providing access to the:

Dining Room: 2.95m (9'8") x 2.57m (8'5")

Having coved ceiling and radiator.

Kitchen: 2.95m (9'8") x 2.39m (7'10")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for electric cooker, tiled splashbacks, space and plumbing for washing machine with worktop over, wall mounted Baxi gas central heating boiler, extractor fan, radiator and side entrance door.

Bedroom 1: 3.48m (11'5") x 3.33m (10'11") max

Having coved ceiling and radiator.

Bedroom 2: 3.33m (10'11") x 3.28m (10'9")

Having coved ceiling, radiator and door providing access to the:

Conservatory: 3.68m (12'1") x 2.90m (9'6")

Having rear entrance door.

Bathroom: 2.95m (9'8") x 1.73m (5'8")

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and electric shower over, extractor fan, radiator and airing cupboard.

Outside:

A concrete drive provides **Off Road Parking** for several vehicles and approaches the **Single Garage 5.44m (17'10") x 2.79m (9'2")** having manual up and over door, power points, lighting, loft storage and a timber door opening to the rear garden. There is a further tarmac area to the front to provide either a turning area or further parking and the remainder of the front is laid mostly to lawn with a variety of decorative shrubs and hedges. A paved path leads to a timber gate which provides access to the **Rear Garden** which is laid mostly to lawn with a wide variety of well stocked bedding areas and borders with a patio area, large timber shed with power and a water butt, all enclosed by timber fencing. A cold water tap is fitted.



Lounge



Dinng Room



Kitchen



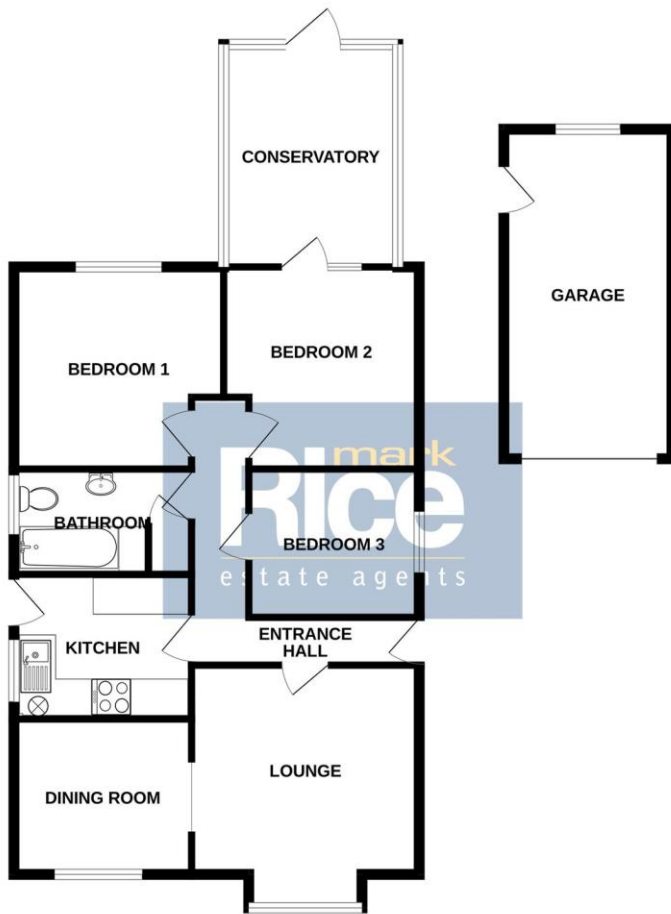
Further Aspect



Bedroom 1

Council Tax Band C.

GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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



Conservatory



Bathroom



Rear Garden



Further Aspect



Front Garden

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 05/05/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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