

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



£155,000

With the advantage of No Forward Chain and located in this popular cul-de-sac setting, a well presented Two Bedroom Semi Detached House with more than Ample Parking. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Lounge, Dining Kitchen, Two Bedrooms and Bathroom. Outside, there is a long front garden and drive, and the rear garden is enclosed and laid mostly to lawn. This property would make an ideal first time or investment purchase and early viewing is highly recommended.

Directions:

From our office follow the one way system past the Market Place turning right into Care Street and bear right towards the Handley Monument. Filter left and after the level crossing turn right into Grantham Road. Take the third turning on the left into St Edmunds Road and turn right into Hervey Road. At the 'T' Junction, turn right and Sandhurst Crescent is the third turning on the left. The property is located on the left hand side.

A double glazed entrance door provides access to the:

Lounge: 4.42m (14'6") x 3.35m (11'0")

Having radiator, wooden fireplace surround and bow window.

Kitchen: 3.35m (11'0") x 2.13m (7'0")

Having a range of wall and base units with worktop over, tiled splashbacks, gas central heating boiler, inset sink with monobloc tap, radiator, double glazed rear entrance door and space for cooker.

Stairs provide access to the First Floor Landing having airing cupboard and loft access.

Bedroom 1: 3.35m (11'0") x 2.57m (8'5")

Having radiator and cupboard.

Bedroom 2: 2.21m (7'3") x 1.85m (6'1")

Having radiator.

Bathroom:

Having panelled bath with electric shower over, low level w.c, pedestal hand washbasin, marine board splashbacks, radiator and extractor fan.

Outside:

*The front garden is laid mostly to lawn with a long drive running alongside the property to provide **Ample Off Road Parking**. The **Rear Garden** is enclosed and laid to lawn, with a patio and shed.*

Council Tax Band A.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bathroom



TOTAL FLOOR AREA - 476 sq ft. (44.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The actual, current and approximate measurements shown on this plan and no guarantee is given to their accuracy or efficiency can be given.
Made with Floorplan 12.025



Rear 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 24/08/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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