

***SOUTHFIELDS,  
SLEAFORD, NG34 7LB***



***£180,000***

***With the advantage of No Forward Chain, a well presented and improved Three/Four Bedroom Semi Detached House located in this popular residential area to the South of the town. The property benefits from Gas Central Heating and Double Glazing and has a Ground Floor Bedroom/Study with En-Suite Wet Room off (formerly the garage). The full accommodation comprises Entrance Porch, Dining Kitchen, Lounge, Bedroom Four with En-Suite, Three Further First Floor Bedrooms and Bathroom. There is Ample Parking to the front of the property, and the good size rear garden is particularly private and sheltered. Early viewing is highly recommended.***

**Directions:**

From our office follow the one way system past the Market Place turning right into Carre Street and bear right again towards the Handley Monument. Filter left and after the level crossing turn right and filter left into London Road. Take the second turning on the left into Southfields 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 Porch with tiled floor. A further door provides access to the:

**Dining Kitchen: 4.47m (14'8") x 2.44m (8'0") extending to 3.05m (10'0")**

Having a range of wall and base units with worktop over, single drainer inset sink with monobloc tap, wall mounted boiler, plumbing for washing machine, further built-in cupboard, tiled splashbacks and double radiator.

**Inner Hall****Lounge; 4.50m (14'9") x 3.40m (11'2") max**

Having radiator and French doors to the rear garden.

**Bedroom 4/Study: 3.25m (10'8") x 2.49m (8'2") (formerly the garage)**

Having door to garden, radiator, loft access and wall light point.

**Wet Room En-Suite:**

Being fully tiled and having electric shower unit, low level w.c, hand washbasin, extractor fan and radiator.

Stairs from the hall provide access to the first floor landing having radiator and loft access.

**Bedroom 1: 3.05m (10'0") x 2.44m (8'0") extending to 3.51m (11'6")**

Having radiator.

**Bedroom 2: 2.44m (8'0") x 3.51m (11'6") x 2.51m (8'3")**

Having radiator and airing cupboard.

**Bedroom 3: 2.18m (7'2") x 2.01m (6'7")**

Having radiator.

**Bathroom:**

Having bath with electric shower unit over, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.

**Outside:**

The front garden is laid mostly to lawn with a drive providing **Parking** and a cold water tap is fitted. A gate to the side provides access to the **Rear Garden** which is enclosed and has a lawn, patio, borders and a garden shed.

Council Tax Band B.



**Dining Kitchen**



**Lounge**



**Further Aspect**



**Bedroom 4/Study**



**En-Suite Wet Room**





TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**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 11/11/25*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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