

**ST GILES AVENUE,
SLEAFORD, NG34 7HJ**



£230,000

An Extended Three Bedroom Semi Detached House with views over Coggesford Mill and within walking distance of the town centre and its amenities. The versatile accommodation offers Three Reception Rooms and benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Porch, Entrance Hall, 22'5 Lounge Diner, Further Lounge, Dining Room, Kitchen (re-fitted in 2025), Utility Room with store, Ground Floor Shower Room, Three Bedrooms and Family Bathroom. Outside a drive provides Ample Parking and approaches the Integral Garage and the Rear Garden is particularly private, fully enclosed and not overlooked.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Take the second turning on the left into St Giles Avenue and follow the road as it bears to the right. 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 **Entrance Porch** with further door and side screen to the **Entrance Hall**, having understairs store cupboard, coved ceiling and radiator.

Lounge Diner: 6.83m (22'5") x 3.78m (12'5") max

Having feature electric fire with surround, coved ceiling, two radiators and sliding patio doors to the:



Lounge Diner

Further Lounge: 3.89m (12'9") x 2.64m (8'8")

Having coved ceiling, radiator, two wall light points and sliding patio doors to the rear garden.



Further Lounge

Dining Room: 2.87m (9'5") x 2.82m (9'3")

Having coved ceiling, smoke alarm, radiator and an arch providing access to the:



Dining Room

Kitchen; 3.89m (12'9") x 2.84m (9'4")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, range of integrated appliances including fridge freezer, single electric oven, microwave, slimline dishwasher and four ring gas hob with stainless steel cooker hood over. There is under counter lighting, a wall mounted Worcester Bosch central heating boiler, ceiling downlighters, radiator and double glazed door providing access to the Inner Hall having skylight, radiator, larder cupboard and door to the garage.



Kitchen

Utility Room: 2.36m (7'9") x 2.21m (7'3")

Having worktop, space and plumbing for washing machine, space for condensing tumble dryer, radiator and door providing access to the store area and rear entrance door.

Ground Floor Shower Room: 1.93m (6'4") x 1.42m (4'8")

Having close coupled w.c, pedestal hand washbasin with mixer tap, corner shower cubicle with electric shower, tiled splashbacks, ceiling downlighters, extractor fan and chrome towel radiator.

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

Bedroom 1: 3.84m (12'7") x 3.68m (12'1") max

Having a range of built-in bedroom furniture and radiator.



Bedroom 1

Bedroom 2: 3.84m (12'7") x 3.12m (10'3")

Having airing cupboard and radiator.

Bedroom 3: 2.36m (7'9") x 2.03m (6'8")

Having built-in wardrobe with sliding doors and radiator.

Bathroom: 2.44m (8'0") x 1.65m (5'5")

Being fully tiled and having close coupled wc, pedestal hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and shower attachment, mains fed shower with shower screen and chrome towel radiator.

Outside:

A block paved drive to the front of the property provides **Off Road Parking** for at least three vehicles and approaches the **Single Attached Garage**

5.00m (16'5") x 2.46m (8'1") having manual up and over door and light and power points. The **Rear Garden** is larger than average and laid mostly to lawn with decorative borders and a large patio area, all enclosed by a combination of timber fencing and mature hedging, with views towards Coggesford Mill. A timber shed and greenhouse are included and a cold water tap is fitted.

Further Aspect:

Council Tax Band A.



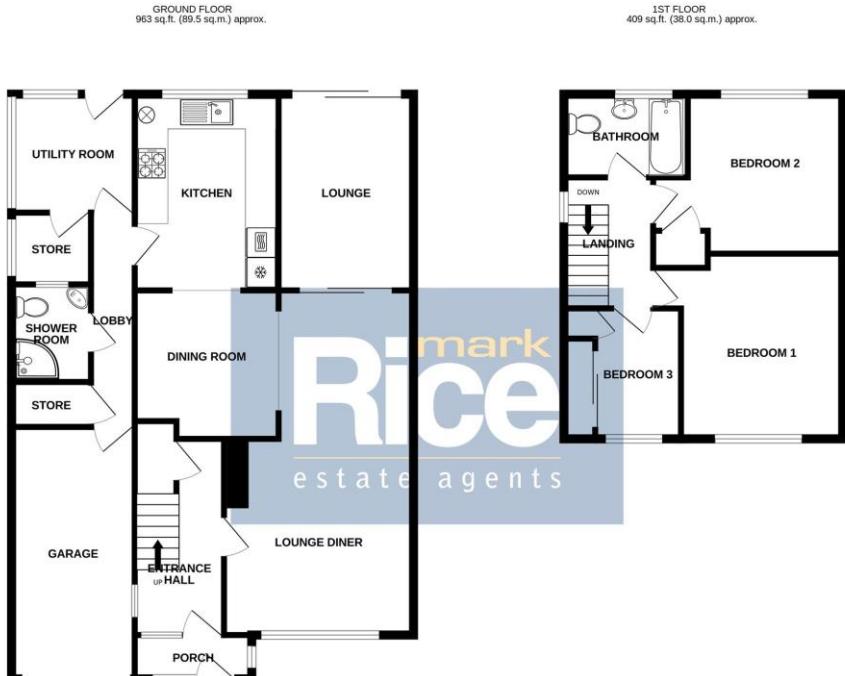
Bedroom 2



Bedroom 3



Bathroom



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hemipix 02/20



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 04/02/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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