



**NORWICH CLOSE,  
SLEAFORD, NG34 8WN**



**£150,000**

*Located in a quiet residential area to the north of the town and with easy access both in and out of Sleaford, a Two Bedroom Semi Detached House with Off Road Parking and an East Facing Rear Garden. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Entrance Hall, Lounge, Kitchen Diner Conservatory, Two Double Bedrooms, both with built-in wardrobes, and Bathroom. Outside the rear garden is fully enclosed and particularly private and a drive to the rear provides Off Road Parking. This property would make an ideal first time or investment purchase.*

### Directions:

From our office head North and proceed past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and take the first left into Exeter Drive. Turn right into Durham Avenue and take the first turning on the left into Canterbury Drive. Continue to the 'T' junction and turn left into Winchester Way. Take the first turning on the left into Norwich Close where the property is located on the left hand side as indicated by our 'For Sale' board.



**Lounge**

A timber entrance door provides access to the **Entrance Hall** having radiator.

**Lounge: 4.14m (13'7") x 3.84m (12'7") max**

Having dado rail, coved ceiling and radiator.

**Kitchen Diner: 3.84m (12'7") x 2.82m (9'3")**

Having base units with worktop over, single drainer inset sink with pillar taps, space for electric cooker, space for under counter fridge, tiled splashbacks, space and plumbing for washing machine, smoke alarm, radiator and rear entrance door providing access to the Conservatory.



**Kitchen Diner**

**Conservatory: 3.23m (10'7") x 2.21m (7'3")**

Being of uPVC construction and having French doors to the rear garden.

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



**Further Aspect**

**Bedroom 1: 3.17m (10'5") x 2.87m (9'5") max**

Having two double built-in wardrobes, two single built-in wardrobes and radiator.

**Bedroom 2 3.17m (10'5") x 2.59m (8'6")**

Having two store cupboards and radiator.

**Bathroom: 1.90m (6'3") x 1.93m (6'4")**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over and radiator.



**Conservatory**

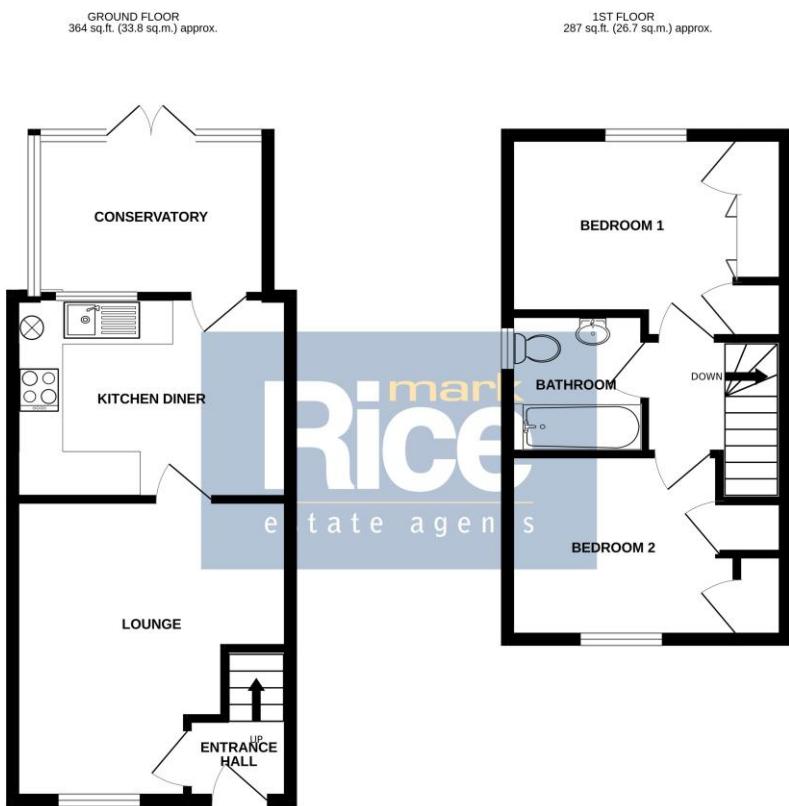
### Outside:

The property is situated on a corner plot with gardens to the front and side, and a gravelled drive to the rear provides **Off Road Parking**. A timber gate provides access to the **Rear Garden** which is East facing and laid mostly to lawn with a paved path and gravelled areas, all fully enclosed by a combination of brick walling and timber fencing

Council Tax Band A.



**Bedroom 1**



**Bedroom 2**



**Bathroom**

TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other features are approximate and not to scale. We do not accept any responsibility for any 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 have not been tested and no guarantee is given as to their operation or condition. They can be inspected by the purchaser.

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**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 22/12/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents**  
**Telephone 01529 414488**