



***ICKWORTH ROAD,
SLEAFORD, NG34 7LJ***



£395,000

Located in one of the most desirable and popular areas in Sleaford and within easy walking distance to the town centre is this individual and very good sized Four Bedroom Detached Property. The property has a west facing garden and provides modern living accommodation which benefits from double glazing and Gas Fired Central Heating.

The Accommodation provides: Reception Hallway, Lounge, Dining Kitchen, separate Dining Room, Study, Downstairs Cloakroom, Conservatory, Four Bedrooms, with the Master Bedroom having a balcony which enjoys views over the rear garden, En Suite and Family Bathroom and Integral Garage.

Directions

From Mark Rice office follow the one-way system past the Market Place and then turn right onto Carre Street, bear right to Handley Monument, then filter into the left hand lane to the level crossing, then turn right into Grantham Road and left into Ickworth Road and the property is located on the Right hand side.

Accommodation

Access into the Entrance Hall, having an understairs storage cupboard and access to the integral garage.

Lounge 5.82m (19'1") x 3.05m (10'0")

Having a bay window to the front elevation, fireplace with gas fire and radiator.

Study 3.05m (10'0") x 2.13m (7'0")

Having radiator.

Downstairs Cloakroom

Having a low-level WC and pedestal hand wash basin.

Dining Kitchen 5.51m (18'1") x 3.96m (13'0")

Having a range of base and wall units with work surface over, tiled splash backs, one and a half bowl sink with Monobloc tap, built in oven, gas hob, extractor fan, plumbing for washing machine and dishwasher, tiled floor and a courtesy door which gives access to the side elevation.

An archway provides access to the Dining Room.

Dining Room 3.07m (10'1") x 3.07m (10'1")

Having patio doors to the Conservatory and a radiator.

Conservatory 3.68m (12'1") x 3.25m (10'8")

Having French doors which give access to the rear garden.

Stairs provide access to the first floor landing, having an airing cupboard.

Master Bedroom 6.05m (19'10") x 3.96m (13'0")

Having sliding patio doors which give access to the balcony, access to the en suite and a radiator.

En Suite

Having a corner shower cubicle, hand wash basin with mixer tap with a vanity unit beneath, low level WC and heated towel rail.

Bedroom Two 3.99m (13'1") x 2.74m (9'0")

Having a radiator.

Bedroom Three 3.07m (10'1") x 3.07m (10'1")

Having built in wardrobes and a radiator.

Bedroom Four 3.33m (10'11") x 3.07m (10'1")

Having a radiator.

Bathroom

Having a bath with mixer tap and shower attachment, low level WC, bowl style sink with side tap inset into a vanity unit, separate shower cubicle and tiled splash backs.



Entrance Hallway



Lounge



Study



Downstairs WC



Outside

The front of the property has a block paved driveway, which provides ample parking and gives access to the garage which has an up and over door. The West facing rear garden comprises a patio area, lawn and shared borders.

Council Tax Band: D



Kitchen Diner

Master Bedroom



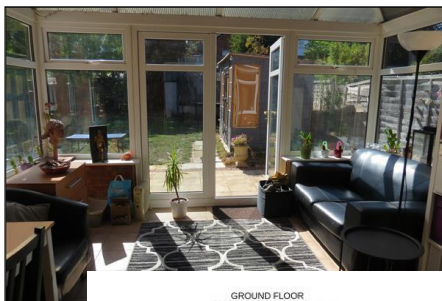
Bedroom One



Bedroom Two



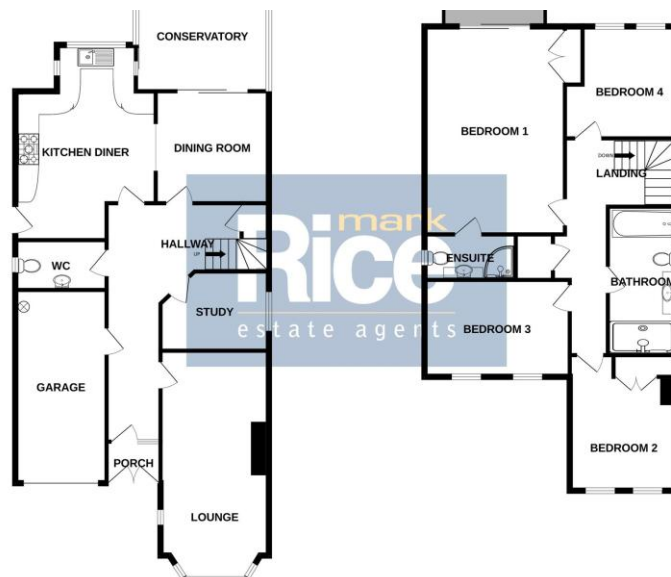
Bedroom Three



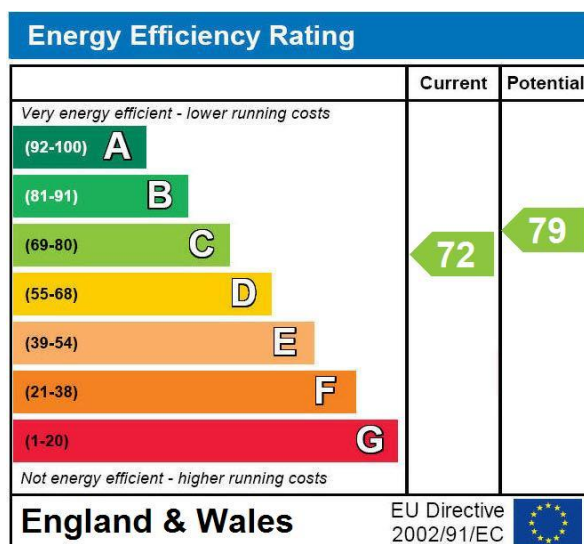
Conservatory



Rear Garden



TOTAL FLOOR AREA: 2055 sq ft (190.9 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 error, omission or misrepresentation. This plan is for guidance purposes only and should be used in conjunction with the property in person. The actual layout, dimensions and appearance of the property may vary from the plan and no guarantee as to their accuracy or efficiency can be given.
Made with Blueprints 12/2021



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 25.08.26

Viewing Strictly By Appointment With Mark Rice Estate Agents
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