

***YORK ROAD,
SLEAFORD, NG34 8UA***



£180,000

A Two Bedroom Detached Bungalow located in this popular residential area with Good Sized Gardens to the front and rear, Ample Off Road Parking and offered to the market with No Forward Chain. The property would benefit from some cosmetic upgrading, however benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Lobby, Kitchen, Lounge Diner, Two Bedrooms, Conservatory and Bathroom. Outside a drive provides Parking and there is a Detached Sectional Concrete Garage.

Directions:

Travelling from our office, head North past the Tesco traffic lights and proceed over Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road where 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 Lobby having store cupboard.

Kitchen: 2.62m (8'7") x 2.31m (7'7") max

Having matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, integrated electric oven, inset four ring gas hob, space and plumbing for washing machine, space for under counter fridge and freezer, tiled splashbacks, wall mounted gas central heating boiler and radiator.

Lounge Diner: 5.11m (16'9") x 4.01m (13'2") max

Having feature fireplace, coved ceiling and radiator.

Inner Hall:

Having loft access and airing cupboard.

Bedroom 1: 3.28m (10'9") x 2.34m (7'8")

Having built-in wardrobe with sliding doors, coved ceiling and radiator.

Bedroom 2: 3.28m (10'9") x 2.18m (7'2") max

Having radiator and sliding patio doors to the:

Conservatory: 2.97m (9'9") x 2.39m (7'10")

Having French doors to the rear garden.

Bathroom: 2.39m (7'10") x 1.65m (5'5")

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

Outside:

A tandem drive provides **Off Road Parking** for a number of vehicles with a **Car Port** which approaches the **Detached Sectional Concrete Garage 6.05m (19'10") x 2.49m (8'2")** having manual up and over door, power and lighting and personal door to the rear garden. The remainder of the front garden is laid to lawn and is enclosed by a combination of hedging and fencing with wrought iron gates closing off the driveway. The **Rear Garden** is a good size and laid mostly to lawn with a patio area and a number of borders stocked with mature shrubs and hedging, all enclosed by timber fencing, and a timber shed is included.

Council Tax Band B.



Kitchen



Lounge Diner



Further Aspect

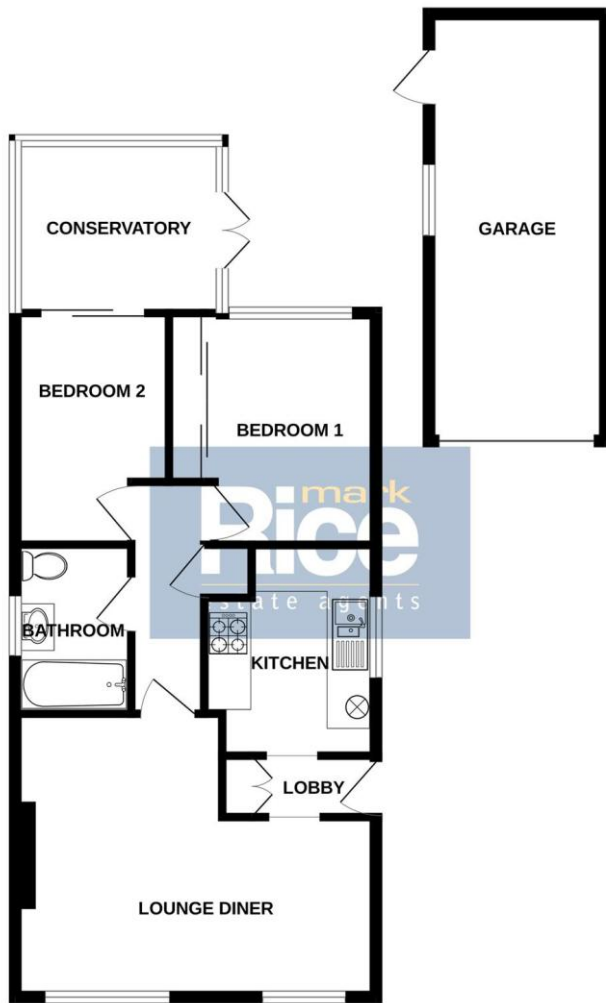


Bedroom 1



Bedroom 2

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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 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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Conservatory



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 12/05/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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