

***LARCH WAY,
SLEAFORD, NG34 7UG***



£185,000

A Three Bedroom Semi Detached House located in this quiet cul-de-sac within the popular Southfields development, with easy access to the town centre and its amenities and offered to the market with No Forward Chain. The property would benefit from some cosmetic updating, however offers the opportunity for the purchaser to put their own stamp on this family home. The property benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, 23'6 Lounge Diner, Kitchen, Three Good Sized Bedrooms and Wet Room Style Shower Room. Outside a drive provides Off Road Parking for several vehicles with a Separate Garage and there are front and rear gardens.

Directions:

From our office follow the one way system past the Market Place turning right into Carre Street and bear right into Boston Road. Filter left and after the Handley Monument continue over the level crossing and turn right into Grantham Road. Filter immediately left into London Road and take the second turning on the left hand side into Southfields. Take the second turning on the left into Larch Way and follow the road as it bears to the right and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having coved ceiling, dado rail and radiator.

Cloakroom:

Being part tiled and having close coupled w.c, corner floating hand washbasin with mixer tap, tiled splashbacks, coved ceiling and chrome towel radiator.

Lounge Diner: 7.16m (23'6") x 4.95m (16'3") max

Having understairs store cupboard, coved ceiling, dado rail, smoke alarm and two radiators.

Kitchen: 2.84m (9'4") x 2.44m (8'0")

Having matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for electric cooker with cooker hood over, wall mounted Baxi central heating boiler, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge, space for fridge freezer, coved ceiling, radiator and side entrance door.

Stairs from the lounge provide access to the First Floor Landing having smoke alarm, coved ceiling and airing cupboard.

Bedroom 1: 3.51m (11'6") x 3.10m (10'2") max

Having coved ceiling and radiator.

Bedroom 2: 3.58m (11'9") x 2.67m (8'9")

Having coved ceiling and radiator.

Bedroom 3: 2.69m (8'10") x 2.21m (7'3")

Having coved ceiling and radiator.

Wet Room:

Being part tiled and having close coupled w.c, floating hand washbasin with mixer tap, shower cubicle with electric shower, ceiling downlighters, coved ceiling and radiator.

Outside:

A gravelled drive provides **Off Road Parking** for at least three vehicles and approaches the **Single Garage** having manual up and over door, power points and lighting. The remainder of the front garden is laid mostly to lawn for ease of maintenance, with a paved path leading to the front door and a decorative border. The **Rear Garden** is laid mostly to lawn with a patio area covered by a pergola, a number of decorative hedges and partly enclosed by timber fencing. A cold water tap is fitted.



Lounge Diner



Further Aspect



Kitchen

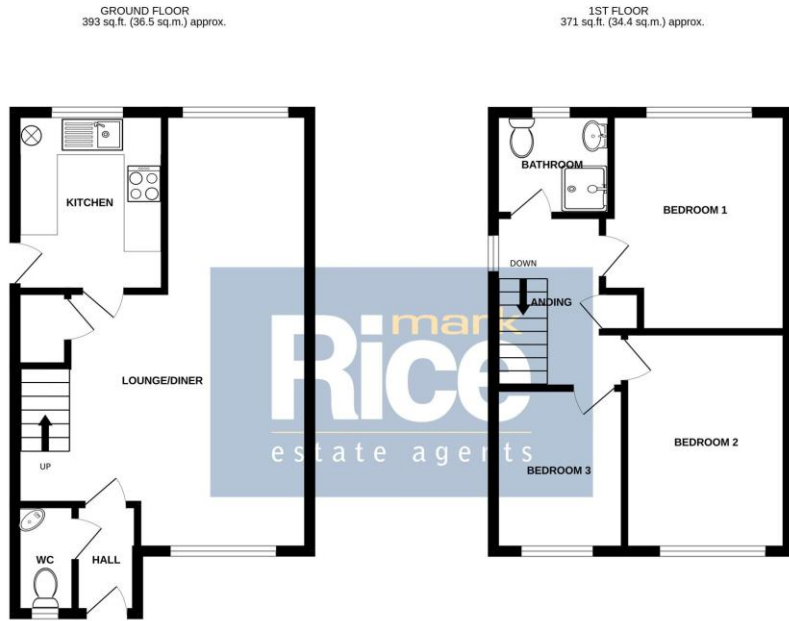


Bedroom 1



Bedroom 2

Council Tax Band C.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 3



Wet Room



Rear Garden



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 29/04/2/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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