

***SNOW CLOSE,
SLEAFORD, NG34 8YT***



£200,000

Located in this popular residential area to the North of the town providing easy access both in and out of Sleaford, a spacious and well maintained Three Bedroom Semi Detached House with a Private Rear Garden and Off Road Parking for two vehicles. The property was built in 2018 and has two years remaining on the NHBC guarantee, and further benefits include Gas Central Heating and Double Glazing. The full accommodation comprises Hall, Lounge, Inner Hall, Cloakroom, Kitchen Diner, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside a drive leads to the Integral Garage and the rear garden is not overlooked.

Directions:

From our office, head North and proceed past the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road. At the roundabout, take the third exit into Holdingham Grange and enter Whittle Road. Take the first turning on the left into Snow Close and turn left at the 'T' junction. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the **Entrance Hall** having radiator.

Lounge: 4.90m (16'1") x 3.12m (10'3") max
Having radiator.

Inner Hall:

Having smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, floating hand washbasin with pillar taps, extractor fan and radiator.

Kitchen Diner: 5.71m (18'9") x 2.29m (7'6")

Having a range of matching wall and base units with worktop over, 1½ bowl composite sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, space for American fridge freezer, space and plumbing for washing machine, space and plumbing for a dishwasher, concealed wall mounted Ideal combination boiler, dining area with further store cupboard, radiator and French doors to the rear garden.

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

Bedroom 1: 4.19m (13'9") x 2.92m (9'7") max
Having radiator.

En-Suite: 2.06m (6'9") x 1.37m (4'6")

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle with mains fed shower, extractor fan and radiator.

Bedroom 2: 3.43m (11'3") x 2.62m (8'7")
Having radiator.

Bedroom 3: 2.97m (9'9") x 2.34m (7'8")
Having radiator.

Bathroom: 2.62m (8'7") x 1.68m (5'6")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, tiled splashbacks, extractor fan and radiator.

Outside:

A tarmac drive to the front of the property provides **Off Road Parking** for two vehicles and approaches the **Integral Garage** 5.05m (16'7") x 2.39m (7'10") having manual up and over door and power and lighting. The



Lounge



Further Aspect



Kitchen Diner



Further Aspect



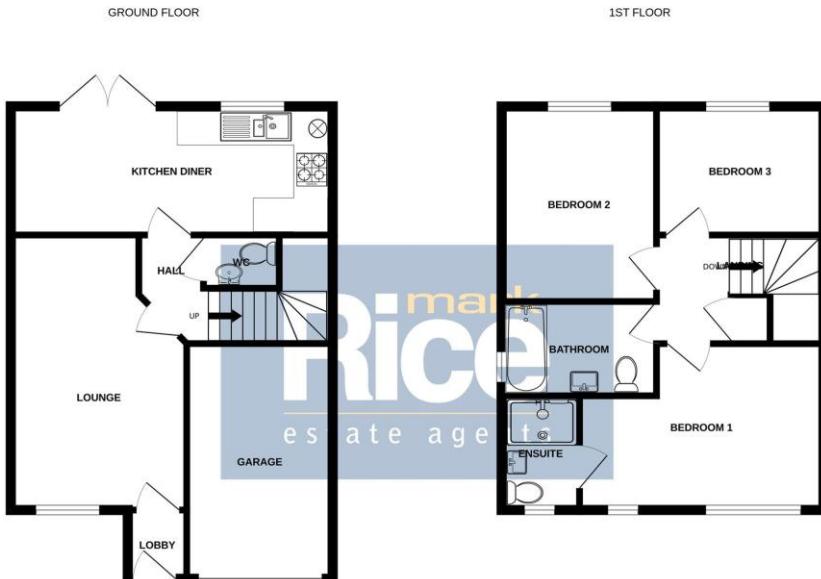
Bedroom 1

remainder of the front garden is laid to lawn with a decorative plum slate border. A timber gate provides access to the **Rear Garden** which is laid mostly to lawn with two patio areas and a slate border with block paved edging, all enclosed by timber fencing, and a cold water tap is fitted.

Agent's Note:

We understand there is an annual maintenance charge payable of £182.00

Council Tax Band B



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 heating system and hot water system have not been tested and no guarantee as to their operability or efficiency can be given.
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En-Suite



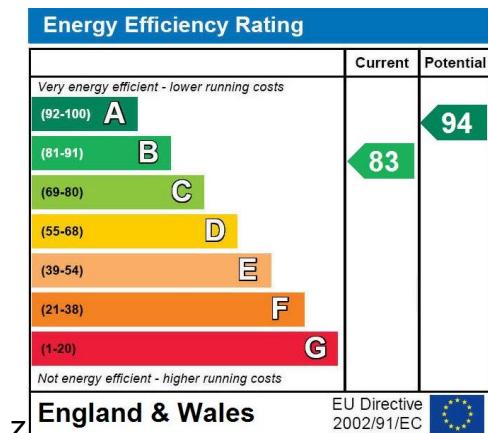
Bedroom 2



Bedroom 3



Bathroom



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 12/2/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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