

***56 SHELDRAKE ROAD,
SLEAFORD, NG34 7XF***



£294,000

Located within this popular residential area, a spacious Four Double Bedroom Detached Family Home offering Three Reception Rooms and Off Road Parking. The property is South Facing to the front has spacious accommodation benefitting from Gas Central Heating and Full Double Glazing. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge with bay window, Dining Room, Study (formerly the garage), Kitchen, Utility Room, Four Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, a drive provides Off Road Parking, and the rear garden is fully enclosed.

Directions:

From our office, head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. Take the next turning on the right into Finch Drive and proceed to the 'T' junction and turn right into Rookery Avenue. Take the third turning on the right into Sheldrake Road and follow the road as it bears to the left and down the hill. 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 understairs store cupboard, smoke alarm, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks and radiator.

Lounge: 4.19m (13'9") x 3.51m (11'6")

Having bay window, feature electric fire with surround, coved ceiling and radiator.

Dining Room: 2.69m (8'10") x 2.87m (9'5")

Having coved ceiling, radiator and French doors providing access to the rear garden.

Study: 3.53m (11'7") x 2.46m (8'1")

Having radiator.

Kitchen: 3.68m (12'1") x 2.87m (9'5")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven with grill, inset four ring gas hob with matching unit cooker hood over, space and plumbing for dishwasher, space for under counter fridge, tiled splashbacks, ceiling downlighters and radiator. An arch provides access to the:

Utility Room: 2.03m (6'8") x 1.63m (5'4")

Having matching wall and base units with worktop over, single drainer inset sink with pillar taps, wall mounted gas central heating boiler, space and plumbing for washing machine, space for condensing tumble dryer, tiled splashbacks and side entrance door.

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

Bedroom 1: 3.61m (11'10") x 3.58m (11'9") max

Having two double built-in wardrobes and radiator.

En-Suite: 1.98m (6'6") x 1.40m (4'7") max

Having close coupled w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, tiled splashbacks, extractor fan and chrome towel radiator.

Bedroom 2: 3.25m (10'8") x 2.84m (9'4")

Having built-in double wardrobe and radiator.

**Lounge****Dining Room****Study****Kitchen****Utility Room**

Bedroom 3: 2.92m (9'7") x 2.90m (9'6")
Having built-in double wardrobe and radiator.

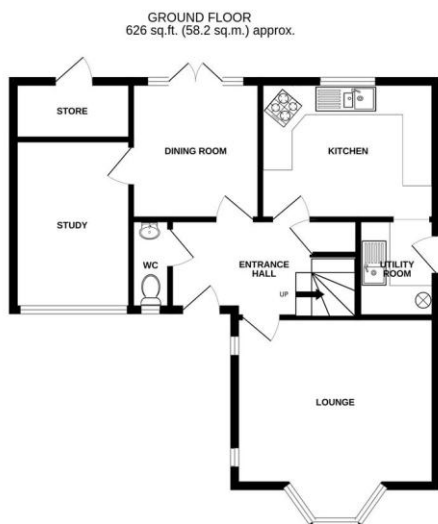
Bedroom 4: 3.58m (11'9") x 2.08m (6'10")
Having radiator.

Bathroom: 2.08m (6'10") x 1.75m (5'9")
Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap, tiled splashbacks, extractor fan and chrome towel radiator.

Outside:

A block paved drive provides **Off Road Parking** for two vehicles and leads to the converted garage, and the remainder of the front garden is laid to lawn with a number of mature hedges. A block paved path leads to a timber gate which provides access to the **Rear Garden** which is laid to lawn with a patio, variety of shrubs and side storage area, all enclosed by brick walling and timber fencing and a cold water tap is fitted.

Council Tax Band D.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 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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Bedroom 1



En-Suite



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 21/10/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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