

***SPRING GARDENS,  
SLEAFORD, NG34 7AU***



***£167,500***

***Located in this cul-de-sac setting convenient for the town centre, a Three Bedroom Semi Detached House with Sun Room Extension and Garage. The property benefits from Gas Central Heating, Sealed Unit Double Glazing and uPVC Soffits and Fascias and has undergone numerous improvements including full re-decoration, new flooring and a combination boiler. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Room, 11'5 Sun Room, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom, and the rear garden is much larger than average.***

**Directions:**

From our office head North via Northgate and after the Tesco traffic lights turn left into The Drove. Take the second turning on the right hand side into Newfield Road and at the 'T' junction turn left and proceed into Spring Gardens. 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 Hall.

**Cloakroom:**

Having low level w.c, hand washbasin, tiled splashbacks and radiator.

**Lounge: 3.84m (12'7") x 3.58m (11'9")**

Having electric fire with surround, radiator and coved ceiling. An arch provides access to the:

**Dining Room: 2.97m (9'9") x 2.03m (6'8")**

Having radiator and coved ceiling.

**Sun Room: 3.48m (11'5") x 2.87m (9'5")**

Having French doors to rear garden.

**Kitchen: 2.97m (9'9") x 2.54m (8'4")**

Being 'L' shaped and having wall and base units with worktop over, gas hob, built-in oven, cooker hood, wall mounted combination gas boiler, inset sink, tiled splashbacks, plumbing for automatic washing machine, radiator and pantry cupboard.

Stairs from the Lounge provide access to the first floor landing having airing cupboard and loft access.

**Bedroom 1:**

Having radiator and built-in wardrobe cupboard with mirror sliding door.

**En-Suite:**

Having separate mains fed shower, low level w.c, hand washbasin, radiator and mermaid board.

**Bedroom 2 2.82m (9'3") x 2.34m (7'8")**

Having radiator.

**Bedroom 3: 1.96m (6'5") x 1.85m (6'1")**

Having radiator.

**Bathroom:**

Having low level w.c, pedestal hand washbasin, tiled splashbacks, double radiator, shaver point and extractor fan.

**Outside:**

The garden to the front of the property is landscaped to provide a low maintenance area with decorative shrubs. A gate to the side provides access to the **Much Larger Than Average Rear Garden** with patio, slate and gravelled areas, garden shed and a cold water tap is fitted.

Council Tax Band B.



**Lounge**



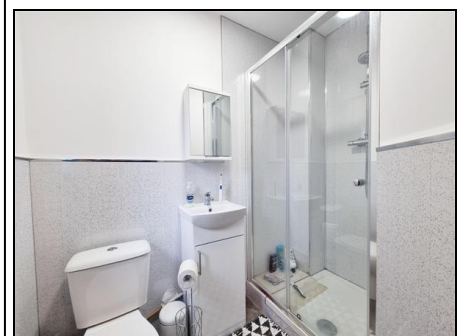
**Dining Room**



**Kitchen**



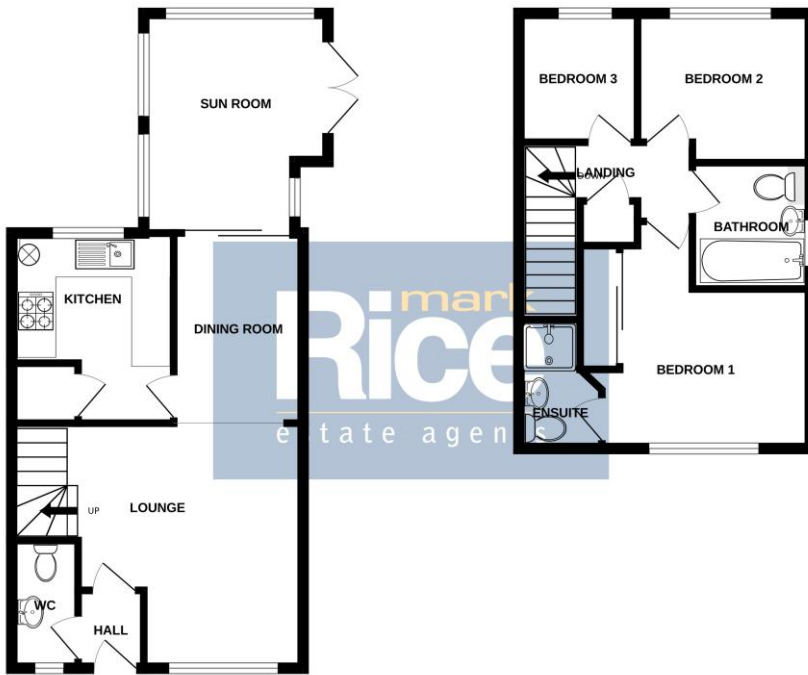
**Bedroom 1**



**En-Suite**

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



**Rice**  
estate agents

TOTAL FLOOR AREA: 772 sq.ft. (71.7 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 2**



**Bedroom 3**



**Bathroom**



**Rear Garden**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 22/4/2026*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**