

***ALEXANDRA ROAD,
SLEAFORD, NG34 7QW***



New Price £170,000

******Ideal opportunity for cash or investment buyers******

Located in this 'No Through Road' location convenient for the town centre and in a popular residential area, a Three Bedroom Detached Bungalow providing good sized and versatile accommodation with a 21'6 Living Room. The generous accommodation comprises Entrance Hall, Wet Room Shower Room, Lounge, 21'9 Dining Kitchen, Porch/Utility Room and Three Bedrooms (one of which could be used as a lounge). The property benefits from Gas Central Heating and Double Glazing and would benefit from modernisation. Outside there is Parking to the front and a good sized Rear Garden with Workshop/Store. The original part of the bungalow is of pre-fabricated construction and the extension is of traditional built. To appreciate the size of the property and its versatile accommodation together with large garden, viewing is highly recommended.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our office head South and turn right into Westgate and follow the road as it bears to the left. Take the second turning on the right into Alexandra Road and the property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator and built-in cupboard.

Wet Room Shower Room: 2.97m (9'9") x 2.31m (7'7")

Having low level w.c, mains fed shower, vanity hand washbasin with mixer tap and radiator.

Lounge: 4.39m (14'5") extending to 5.11m (16'9") x 3.12m (10'3")

Having radiator and brick fireplace with wood burning stove (not working).

Dining Kitchen: 6.63m (21'9") x 3.12m (10'3")

Having wall and base units with worktop over, tiled splashbacks, double radiator, wall mounted boiler, integral fridge, five ring inset gas hob, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, eye level oven and rear entrance door leading to the:

Porch/Utility Room: 2.84m (9'4") x 0.94m (3'1")

Having double glazed door and plumbing for washing machine.

Inner Lobby:

Providing access to:

Bedroom 1: 3.91m (12'10") x 3.07m (10'1")

Having built-in wardrobe and radiator.

Bedroom 2: 4.27m (14'0") x 3.15m (10'4") narrowing to 2.18m (7'2")

Having two windows and radiator.

A spiral staircase off the Dining Kitchen provides access to the:

Attic Room: 6.55m (21'6") x 3.05m (10'0")

Having two Velux windows, radiators and light and power points. (There are no building regulations for this room).

Outside:

The property is bock paved to the front to provide **Parking**, and adjacent to the bungalow is a further concrete area. Gates provide access to the **Fully Enclosed Rear Garden** having patio area, further gravelled low maintenance area, second circular patio and large lawn. To the rear of the property is a **Workshop/Store** which is divided into two - **Store 1 - 4.09m (13'5") x 3.48m (11'5")** and **Store 2 - 6.43m (21'1") x 2.82m (9'3")** with power and light and a patio door. To the side of this is a further covered



Wet Room Shower Room



Lounge



Further Aspect



Kitchen



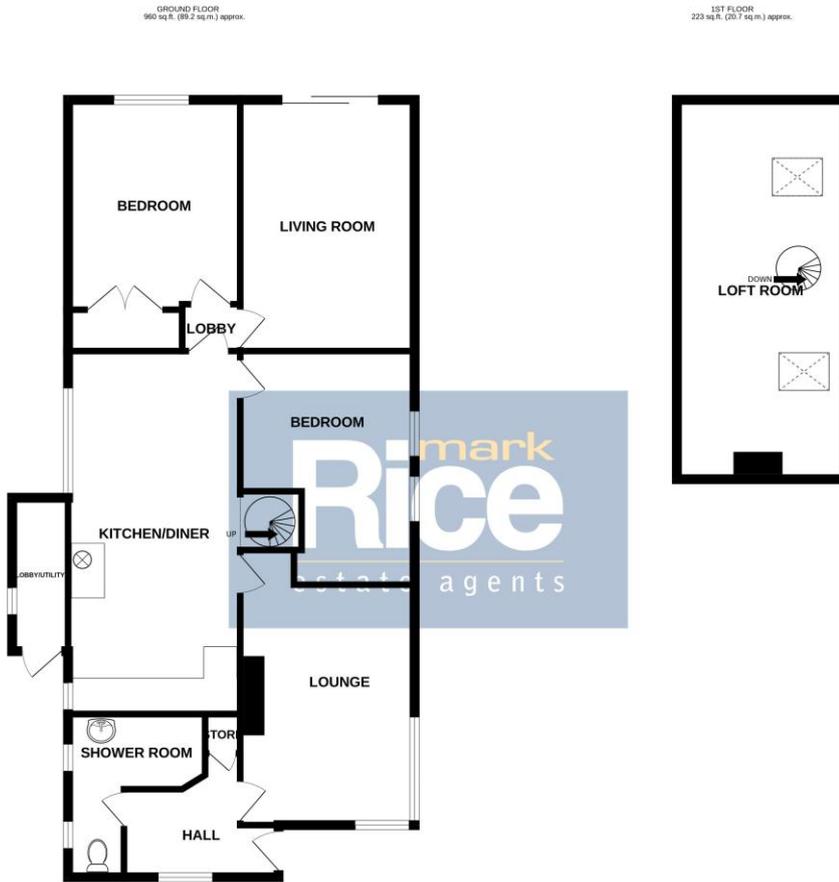
Bedroom 1

storage area.

Agent's Note:

It should be noted that the traditional part of this bungalow is of pre-fabricated construction and the new extension is of traditional build. This may affect lending if a purchaser is seeking a mortgage.

Council Tax Band A:



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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.
Made with Metropix 05025



Bedroom 2



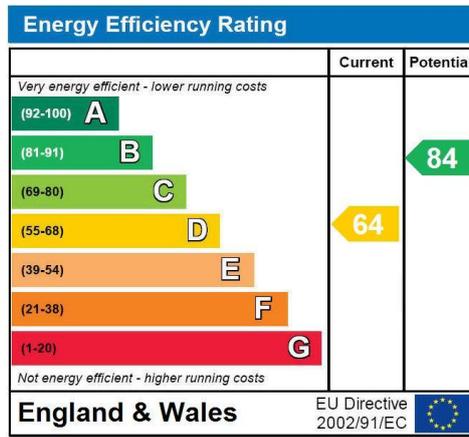
Attic Room



Rear Garden



Workshop/Store



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 28/01/2025

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