

***KEEPERS WAY,
SLEAFORD, NG34 7FD***



£220,000

Located at the head of this quiet cul-de-sac with views over fields and conveniently located within a ten minute walk of the town centre, a Three Bedroom Detached House in need of modernisation and offered to the market with No Forward Chain. The property offers the opportunity for a buyer to put their own stamp on this spacious home which benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Kitchen, Cloakroom, 20'5 Lounge Diner, Three Bedrooms with En-Suite to the master Bedroom, and Family Bathroom. A drive to the front provides Off Road Parking and approaches the Integral Garage with an electric door and the rear garden is East facing and backs on to open fields. To appreciate the location of this property together with its potential, viewing is recommended.

Directions:

From our office head South and proceed past the Market Place turning right into Carre Street and bear right again into Boston Road. Filter left and at the Handley Monument turn left and proceed over the level crossing into Mareham Lane. Take the second turning on the left into Keepers way and follow the road as it bears to the right and left where the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having coved ceiling, smoke alarm and radiator.

Kitchen: 2.67m (8'9") x 2.44m (8'0")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer ceramic sink with mixer tap, single electric oven, inset four ring gas hob with matching unit cooker hood over, space for fridge freezer, tiled splashbacks, plumbing for washing machine, coved ceiling and radiator.

Cloakroom:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, coved ceiling, radiator and door providing access to the integral garage.

Lounge Diner: 6.22m (20'5") x 3.61m (11'10") max

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

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

Bedroom 1: 4.42m (14'6") x 2.77m (9'1") max

Having built-in double wardrobe, coved ceiling and radiator.

En-Suite: 1.68m (5'6") x 1.42m (4'8")

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, corner shower cubicle with mains fed rainfall style shower, coved ceiling, extractor fan and radiator.

Bedroom 2: 2.95m (9'8") x 2.62m (8'7")

Having built-in store cupboard, coved ceiling and radiator.

Bedroom 3: 2.90m (9'6") x 1.90m (6'3") max

Having coved ceiling and radiator.

Bathroom:

Being fully tiled and having close coupled wc, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, extractor fan and radiator.

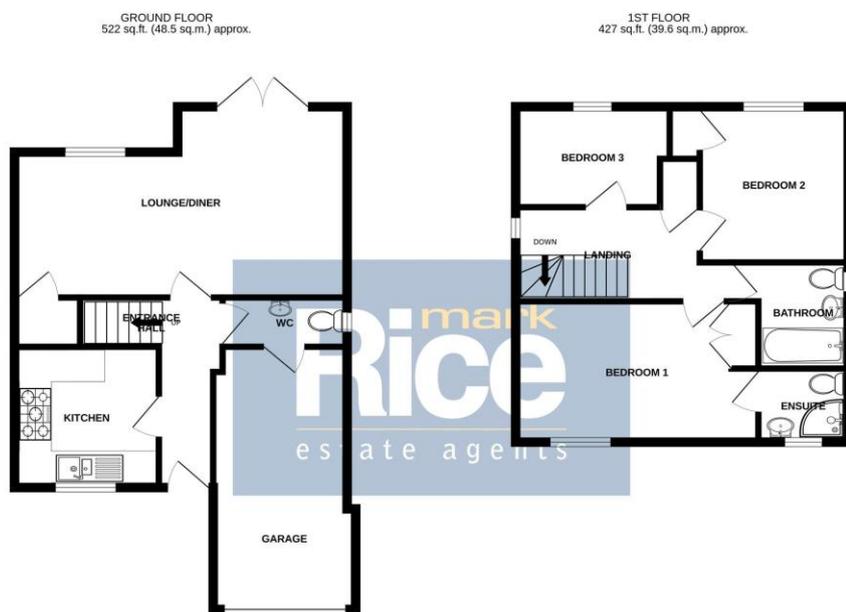
Outside:

A block paved drive provides **Off Road Parking** and approaches the **Single Integral Garage 4.98m (16'4") x 2.67m (8'9")** having electric roller door, power, lighting and housing the wall mounted Worcester Bosch boiler. The

**Kitchen****Lounge Diner****Further Aspect****Bedroom 1****En-Suite**

remainder of the front garden is laid to artificial grass for ease of maintenance and a timber gate provides access to the **East Facing Rear Garden** which is laid predominantly to patio with a number of mature shrubs, hedges and trees. An external light and cold water tap are fitted.

Council Tax Band C.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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



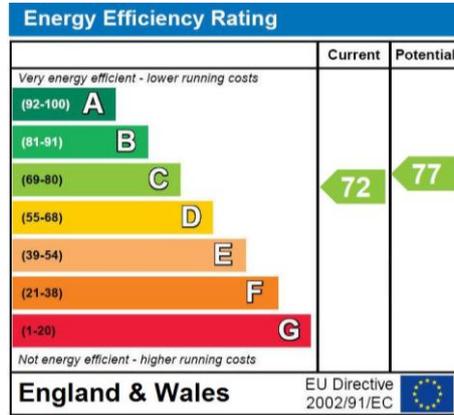
Further Garden Aspect



View 1



View 2



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 23/02/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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